



Volume 16, Number 3

MARCH 2019

[www.circlecranch.info](http://www.circlecranch.info)

# HOA Announcements

## Important Dates

### March 1st

First ½ Annual Assessment Due

### Wednesday, March 6

Annual Meeting & Board Election

### Friday, March 8

First Food Trailer Night of 2019

### Tuesday, March 26

Board Meeting

### Saturday, April 6 (Shred, Recycle & Donate @CC)

Neighborhood Garage Sale

### Friday, April 19

CCHOA Office Closed

### Saturday, April 20

Easter Egg Hunt

## Food Trailer Night

Join us for Food Trailer Night on Friday, March 8th 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](http://www.circlecranch.info) under the Stay Connected/News & Announcements tab as soon as it becomes available.

## Circle C Community Wide Garage Sale

(Recycle/Shred/Donate at the CC)

Mark your calendars! The CCHOA will host the first Community Wide Garage Sale this year on Saturday, April 6th. Homeowners are encouraged to host their individual garage sales on this date. We will be advertising the event (in print and on the internet) from 8am – 5pm. You will also be able to add your address to the garage sale map at <http://gsalr.com/n/circle-c-hoa-austin-tx>.

In addition to the garage sale, there will be electronics collections provided by R2 Resource Recycling, paper shredding by Intel Armor and the Salvation Army will be available to take donations. All of these services will be available at the Community Center on Saturday, April 6th from 10am – 2pm.

We will publish details of what items will be accepted during this event on our website, [www.circlecranch.info](http://www.circlecranch.info), closer to the date of the event.

## Annual Meeting & Board Election

The Circle C Homeowners Association will hold its Annual Meeting and Board Election on Wednesday, March 6th, 2019 at 6:30pm at the Circle C Community Center (7817 La Crosse Ave.). We strongly encourage you to attend the annual meeting. We need a 10% quorum in order to call the meeting to order and conduct business. Please arrive at 6:00pm to allow time for check-in.

The association's annual meeting is the best opportunity for you to learn about this year's events and get caught up on everything happening in your community. Here are a few agenda items and meeting activities you won't want to miss:

- Meet board members and HOA staff.
- Get an update on all current and future scheduled projects.
- Review the approved budget, and hear the association treasurer explain how your assessments are being used and reserves are being invested.

Be an active community resident and attend the annual meeting. Introduce yourself to the board, the manager and your neighbors and find a wealth of information about your community!

*(Continued on Page 3)*



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(Continued from Cover)

## HOA Assessment due March 1st

The 1st half year assessment is due March 1st and will be considered late after March 31st. Payments WILL NOT be accepted at the HOA Office or in the drop box outside the office. Please do not staple your check to your invoice. Please do not postdate your check. There are three available options to pay your assessments.

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

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

## Electronic Voting

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

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

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

If you choose NOT to vote online, you have three options to vote. You can return your 2019 Board of Directors Election Ballot and Proxy, which is located on the back of your HOA assessment statement, in the mail along with your payment by **March 1st, 2019**. You can turn your ballot or proxy into the CCHOA office (7817 La Crosse Avenue) by **5:00pm on Wednesday, March 6th, 2019** or you may attend the annual meeting to be held at **6:30pm on Wednesday, March 6th, 2019** and turn in your vote there.

If you need a replacement absentee ballot and/or proxy OR you need to verify your “**Unique Registration Code**”, please contact the financial office at 512-451-9901.

## Annual Report to the Membership

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



**MAI**  
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[www.MaiOrthodontics.com](http://www.MaiOrthodontics.com) | 512.892.1188

6012 W. William Cannon Dr.  
Suite D-103  
Austin, TX 78749  
512-892-1188

## CCHOA NUMBERS

HOA Mgmt Office ..[info@circlecranch.info](mailto:info@circlecranch.info) or 512-288-8663  
HOA Financial Office..[tgiles@mgilescpa.com](mailto:tgiles@mgilescpa.com) or 512-451-9901  
Aquatics Director ..... [director@ccswim.net](mailto:director@ccswim.net) or 512-288-4239

### Newsletter Publisher

Peel, Inc. .... [advertising@PEELinc.com](mailto:advertising@PEELinc.com) or 512-263-9181

### Circle C Amenities

Circle C Avaña 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



# Aquatics News

## 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. Lifeguard Classes fill up quickly so email us today! Contact Amanda at [coordinator@ccswim.net](mailto:coordinator@ccswim.net) to set up an interview.



### COMMON GROUND COMMON GOALS COMMON GOOD

We have more in common than differences. The Y is a place where we can discover common ground. Together, we can work on our common goals, whether it's getting in shape, making new friends, spending more time with our family or strengthening our community. And when you join the Y, you're contributing to the common good.

**For more than a workout. For a better us.™**

**8** locations across  
Travis, Hays & Bastrop counties

Learn more at  
**AustinYMCA.org**

## Pool Hours

### Winter Hours

January 3rd – March 15th

#### Swim Center

Monday- Friday: 6a-10a Lap Swim Only

4p-7:30p Lap Swim Only

Saturday: 8a-1p Lap Swim Only

Sunday: Closed

### Spring Hours

March 25th- June 3rd

#### Swim Center

Monday- Friday: 6a-10a Lap Swim Only

3:30p-8 Rec Swim

Saturday: 7a-10a Lap Swim Only

10a-6p Rec Swim

Sunday: 10a-6p Rec Swim

**Community Center, Avaña and Greyrock open May 4th 2019**

### Spring Break Hours

March 16th – March 24th

#### Swim Center

Monday- Friday: 6a-10a Lap Swim Only

10a-6p Rec Swim

Saturday: 7a-10a Lap Swim Only

10a-6p Rec Swim

Sunday: 10a-6p Rec Swim

## Pool Closures

In observance of Easter, the Swim Center will be **closed Sunday, April 21st, 2019**. We will reopen for regular Spring Hours on Monday, April 22nd, 2019.

## Group Lessons

Group Lessons are about to start! Sign your kids up for our award winning American Red Cross Learn To Swim and Preschool Aquatic programs! Spring Sessions spots are coveted and fill up as early as April, so be sure to sign up today. Questions about Group Swim Lessons can be emailed to [lessons@ccswim.net](mailto:lessons@ccswim.net).

## Prepare for Tryouts

With swim teams getting ready for a new season, tryouts for teams are just around the corner! Get your swimmers in the water before tryouts so they can stretch out their muscles and be technique ready to make the team! Sign up for some Private Lessons so your swimmer can dive into a tryout confident and fast as a fish. Limited spots available so don't wait! Information can be found online or in the office.



# Circle C Café & Catering

Email:













Hours: Monday - Friday 4pm - 8pm; Closed Saturday + Sunday

Phone: 512.288.6058

Café@circleCcatering.com

## MARCH MENU 2019

Denotes Gluten Free 

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 Roasted Chicken w/ Fennel Parsnips & Scallions + Orzo	2
3	 4 Pan Seared Salmon w/ Saffron Rice and Caesar Salad	V 5 Cheese Ravioli w/ sage lemon crème sauce + asparagus & mushrooms	6 Classic Pot Roast Carrots + Parsnips + Roasted Potatoes	 7 Tandori Style Chicken w/ Basmati Rice and Green Beans	 8 Bacon Wrapped Pork Tenderloin w/ roasted root veg and fingerling potatoes	9
10	11 Chicken Florentine w/ Roasted Red Pepper Sauce + Penne Pasta and Garden Salad	 12 Beef Tenderloin Cheesy Mashers Roasted Veggies	13 Pork Chop Mac N Cheese Roasted Veg	14 Spaghetti & Meatballs Italian Salad Garlic Bread	 15 Shrimp Enchiladas w/ tomatillo sauce + charro beans and Mexican Ceasar Salad	16
17	18 Chicken Marsala Linguini Pasta Mixed Green Salad	 19 Hoisin Ginger Spare Ribs w/ Asian Slaw and Sweet Potato Fries	20 Chicken Fried Chicken Mashed Potatoes Chopped Wedge Salad	 21 Cilantro Pesto Salmon Jasmine Rice Roasted Veg	 22 Pomegranate Chicken w/ corn + Green Chili Mashed Potatoes + Green Beans	23
24	 25 Adobo Grilled Steak Salad on Romain w/ roasted corn + tomatoes and Feta	 26 Green Chili Pork Tacos w/ Black Beans and Green Rice (GF w/ Corn Tortillas)	 27 Cilantro Pesto Salmon Jasmine Rice Roasted Veg	28 Chicken Piccata Orzo Pasta Roasted Veggies	 29 Bacon Wrapped Shrimp Saffron Rice Lime Roasted Carrots	30
31			Email ordering now available, place your order for the day week or month Café@CircleCcatering.com Include: Full Name   Delivery Address   Number of Meals   Date + Menu Item   Requested 30 min delivery window			



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**AUSTIN** Kids Teeth

Mary Fuselier, DDS  
Board Certified  
Pediatric Dentist  
512-288-0522

# Around Circle C

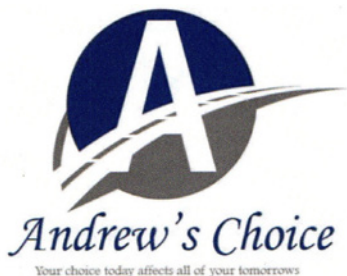
## Kindergarten Orientation at Clayton Elementary School

Tell all of your neighbors and friends with little ones who turn 5 years old on or before September 1, 2014!

Kindergarten Orientation will be held Tuesday, April 2 from 8:00-10:00 am in the Clayton Cafeteria. All incoming students are welcome and encouraged to attend. This is a come and go event, with mini- presentations and tours set up.

Parents need complete online registration at <https://my.austinisd.org/LoginPolicy.jsp>. Bring the following items to the event: 1) Parents driver's license 2) Childs social security card 3) Childs Birth Certificate 4) Childs Immunization records 5) Proof of residency: Current Gas/ Electric Bill or lease/mortgage contract. Copiers will be available.

If you have any questions regarding orientation, please call the office: 512.841.9200 email: [amy.turnage@austinisd.org](mailto:amy.turnage@austinisd.org).



- Car crashes are the leading cause of death for teens
- 1 passenger under the age of 21, increases a teen drivers crash risk by 44%
- 6 out of 10 teen crashes involve driver distraction

Andrew's Choice is a non-profit organization started by Andrew's mother, Gina Newton. The mission of Andrew's Choice is to bring awareness to teenagers, teacher, administrators and parents on not only teen driver safety, but passenger safety as well. Our goal is to be given the opportunity to educate on these risks and to share our story at all schools throughout the Austin area.

## Gorzycki Middle School Choir



Students from the Gorzycki MS Choirs participated in the 2019 Texas Music Educator's Association Region 18 Middle School Choir auditions on Saturday, January 26. Over 500 students from schools from all over the Austin area auditioned to be in one of three different choirs--the TTB, the 7th Treble, or the 8th Treble Choirs. Gorzycki MS Choir had 18 out of 32 students selected for this huge honor, as well as 3 of those students being selected as alternates. 7th & 8th grade girls had to place in the top 26 on their voice part. Boys had to place in the top 18 on their voice part. Students selected for this honor will participate in a clinic on Saturday, February 9 with a special performance at 4:00pm on the same day. Students who were selected to be in one of the 3 Region choirs OR to be an alternate are as follows:

### 7th Treble

Isabel Cherukuri, Soprano 2 – 2nd chair  
Ava Escobar, Alto – 12th Chair  
Jillian Harder, Soprano 2 – 22nd Chair  
Hannah Merkel, Soprano 2 – 3rd Chair  
Emma Phillips, Soprano 2 – 3rd Alternate  
Georgia Schmitt, Soprano 2 – 2nd Alternate

### 8th Treble

Yasmeen Aljamal, Alto – 25th Chair  
Marisa McBurney, Alto – 19th Chair  
Leanna Reyna, Alto – 2nd Alternate  
Tiffany Yin, Soprano 2 – 13th Chair

### TTB

Parker Bryant, Tenor 1 – 10th Chair  
Michael Davenport, Tenor 1 – 15th Chair  
David Dow, Baritone – 4th Chair  
Cade Harrison, Tenor 2 – 11th Chair  
Kevin Howard, Baritone – 18th Chair  
Aiden Le, Tenor 2 – 7th Chair  
Diego Lopez, Tenor 1 – 2nd Chair  
Ethan Moyer, Tenor 1 – 5th Chair  
Eric Pham, Baritone – 8th Chair  
John Salvo, Baritone – 14th Chair  
William Sylvester, Tenor 2 – 14th Chair



# KIKER

ANNUAL FUNDRAISER

Support Kiker Elementary

## Kiker's 16<sup>th</sup> Annual Dinner, Dance & Auction Fundraiser needs your help!

We are in need of various items to help make this year's event spectacular!

### **Silent Auction Items**

Jewelry, Bags, Electronics, Experiences, Club Memberships, Gifts Cards

### **Live Auction Items**

Vacation Homes, Music Venue Events, Adventure Packages

### **Monetary Donation**

Various sponsorship level perks available

Kiker's Dinner, Dance & Auction  
Creekside Pavilion  
April 28, 2019

**Contact Andrea Bredl at  
[andrea.bredl@austinisd.org](mailto:andrea.bredl@austinisd.org)**



## WILDFLOWER NOTES

*Submitted by Amy McCullough, Lady Bird Johnson Wildflower Center  
Photography by Marian Reid (annual phlox) and Wildflower Center (golden groundsel)*

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!

### **ANNUAL PHLOX (PHLOX DRUMMONDII)**

Annual (or Drummond) phlox is widely regarded as one of Texas' most beautiful wildflowers. Its soft, hairy foliage is cute in its own right, but it's mainly prized for showy flowers that bloom in an impressive array of colors, often with a contrasting "eye" or a fetching starburst pattern. Find it in reds from deep maroon to bold cherry, pinks from baby to fuchsia, oranges from coral to pale peach, and purples from violet to lavender; a true fashionista, you'll also catch it in classic white — and before Memorial Day (gasp!). But looks aren't everything, and unfussy Phlox drummondii has more to offer than a pretty floral face: It can be grown in a variety of well-drained soils, uses little water, and supports butterflies and moths. Add one to your pocket prairie today! Don't have one? Search "pocket prairie" at [wildflower.org](http://wildflower.org) for a tutorial.



### **GOLDEN GROUNDSEL (PACKERA OBOVATA)**

This is just a theory, but we're thinking the Green Bay Packers might have gotten inspiration for their color scheme (and name) from green, gold and lovely Packera obovata. Fact check: The team was actually named after a packing company sponsor, and "Packera" refers to Canadian botanist John G. Packer. Nonetheless, you'll find plenty of gardening motivation in the cute, asterisk-like flowers of golden groundsel, not to mention its handsome basal foliage — large, spoon-shaped leaves with toothed edges —and tall, slender stems. Golden groundsel thrives in shady, moist environments such as meadows and wooded banks, but it will tolerate drier situations as well. And this pollinator-supporting perennial certainly has team spirit: Plant it en masse to add a golden glow to woodland gardens in springtime.

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



## SAVE THE DATES

Aspiring gardeners and seasoned green thumbs alike, mark your calendars now for our Spring Native Plant Sale. We'll have hundreds of native species to choose from, including wildflowers, grasses, trees, shrubs and more. Members get first pick on Friday, April 12, followed by the public sale on Saturday, April 13. More details at [wildflower.org/featured-events](http://wildflower.org/featured-events).

**SELL your home with Avantehomes.us and get:** Text, Call or e-mail: (512) 970-0830  
 FREE Professional photography FREE Cleaning services Marcia@Avantehomes.us  
 FREE Professional staging FREE Market reports and updates!!

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

**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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 South 20 Austin is Circle C's only B&B. Each Casita has a king bed, kitchenette, fireplace, sitting area and patio. 20 gated acres at 11949 Escarpment Blvd. For reservations call 512-338-0904 or visit [www.south20austin.com](http://www.south20austin.com)

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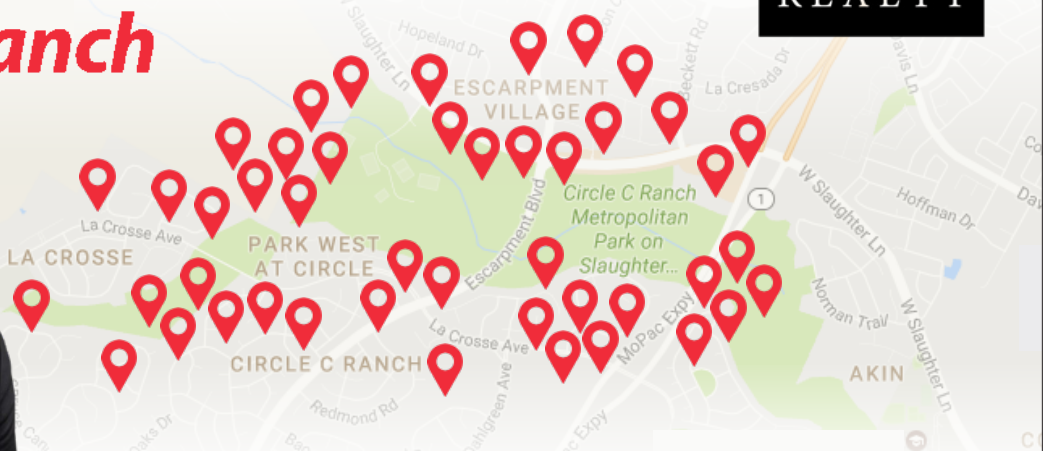
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Your neighborhood Broker, **Chad Goldwasser** holds himself to the highest level of accountability in order to help his friends and neighbors buy and sell homes in **Circle C Ranch**.



Sold in 2 days for 99% Asking Price



Sold for 97.3% of Asking Price



Sold for 98.4% of Asking Price



Sold for 99.8% of Asking Price



Sold for 99% of Asking Price



Sold in 5 Days Above 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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## INTRODUCTION FROM THE PRESIDENT

RUSS HODES

2018 has been a great year for Circle C HOA. The HOA completed its first Reserve Study which cover lifecycles for each of our assets, from the irrigation infrastructure, parks, pools and Community Center. In conjunction with the Reserve Study, the HOA starts a Long-term planning list which covers repairs/replacements that are needed to improvements that residents would like to see in the community. One item that the HOA is focused on is the aging irrigation infrastructure throughout Circle C. The board hired Hitchcock Designs to do a redesign of the landscaping/irrigation on Escarpment Blvd, from the bridge to Aden Lane. This project is expected to take 3-5 years to complete.

Circle C now has 4 pools, 6 pocket parks and trails for the residents to enjoy. The Swim Center is also home to the Circle C Café which is owned and operated by residents Tray & Emily Horvath. The Swim Center pool is open year-round. It is heated during the winter and kept at 82°. The Community Center, Avana and GreyRock pools are seasonal pools and each pool can meet the needs of all the different user groups. Pool safety is still a high priority for the Board and staff. Increasing the number of lifeguards at the pool and implementation of new policies have helped to keep all residents safe at the pool. Circle C currently has 10 full time staff and during the pool season we have 134 seasonal employees.

Circle C has two Elementary schools and will have a third opening south of SH45 in the fall of 2020. Gorzycki Middle School is located on Slaughter Lane and Veritas Academy at the south end of Escarpment Blvd. We have two childcare/preschool facilities within walking distance from Kiker Elementary, the CDC which is a non-profit and Xplor.

The HOA continues to work on the irrigation infrastructure, upgrading bedding areas and adding river or flat rock where needed. The last sections of Circle C are being developed. Avaña, GreyRock, Avaña Estates and Hillside Estates are still being developed and built out. There is a new gated community called Lacrosse @ Circle C that will have 25 single family homes and is currently being developed next to St. Augustine. The Community Center continues to be a success and has been heavily used. It is a great place for our residents to gather for neighborhood functions, personal gatherings, kids summer camps and a variety of fitness programs. Food Trailer Nights have continued to be a huge success and will continue through 2019 and hopefully many years to come.

As we continue into 2019, there has been significant changes to the MoPac area at Slaughter Lane, La Crosse Ave & MoPac/SH45. In 2018 there has been significant work done at the Slaughter/Mopac by TxDot/Webber. A new bridge was built and the MoPac lanes were constructed to go under the bridge (not all lanes are open). TxDot/Webber continue to work on this project which includes building a new bridge at MoPac/La Crosse which will include 4 lanes going under the La Crosse bridge. Once this project is complete, there will be addition pedestrian shared sidewalks and more trail connections that will make it easier to reach the Violet Crown Trail (Barton Springs to Kyle) and to cross Slaughter Creek. The SH45 project is getting closer to completion (est.Spring 2019) which will connect FM1626 to MoPac and/or SH45. At the MoPac/SH45 intersection, there will be a parking area for folks to walk or ride bicycles on the newly installed pedestrian shared sidewalks.

As we approach our annual meeting in March, I ask that you take the time to fill out your absentee ballot, name a proxy or cast your vote online through the website. The absentee ballot and proxy can be found on the back of this year's first assessment which was mailed to you at the beginning of February. We need to have ten percent of members voting to have a quorum or we cannot conduct business at the annual meeting. The Board introduced Online Voting this past year with great success which helped us reach quorum prior to the meeting with a record 28.19% quorum. This Board has worked hard this year and the best way to thank them is to participate in the Annual Meeting and vote. Candidate biographies are available on the website, so please take the time to research the candidates.

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

*This is the Annual Report of the Board of Directors of the Circle C Homeowners Association. In this report we provide an overview of the activities and achievements of 2018 for the Association as well as an outline of our proposed activities and goals for 2019. We believe that 2018 was a year of significant progress for the Association, and we are committed to continuing that progress in 2019. Our primary goal remains preserving and improving the Circle C Ranch subdivision.*

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# CIRCLE C RANCH ANNUAL REPORT

## COMMUNITY INFORMATION

### COMPLETED PROJECTS DURING 2018

- Provided the option for on-line Resales (ordering & payment)
- Continued with Online voting for the Annual Meeting
- Irrigation infrastructure improvements
- Bed upgrades throughout the community
- Rock work throughout Circle C
- Tree work throughout Circle C
- Replaced the artificial turf at the Swim Center
- Replaced the light pole at the Community Center pool

### GROWTH OF CIRCLE C RANCH

Year	Lots in the Association	Lots paying full assessment
2018	5550	5201
2019	5620	5364

### CIRCLE C GOVERNING DOCUMENTS

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

### BOARD OF DIRECTORS

The members of the CCHOA elect a volunteer Board of Directors (BOD) to run the Association. The Board consists of seven people, all of whom must be property owners. Directors are elected for three-year terms. We have three director seats that expire in 2019 (Natalie Placer-McClure, James Moseley and Dan Vavasour). Russ Hodes and Jason Bram's terms expire in 2020. Kim Ackermann & Steve Urban's terms expire in 2021.

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

### OPERATIONS STAFF

- Operations Manager: Karen Hibpsman
- Community Center Coordinator: Lestine Hungerford
- Facility Maintenance Coordinator: Robert Bardeleben
- Aquatics Director: Brody McKinley
- Financial Manager: Terri Giles, Giles & Shea

### PUBLIC BOARD MEETINGS

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

### ARCHITECTURAL CONTROL COMMITTEE

#### *Committee Members:*

A.E. Martin, Former CCHOA Board Member, Retired Engineer  
Trent Rush, Principal, TBG Partners, Registered Landscape Architect  
Randall Owen – Hatch+Ulland Owen Architects

#### *New Home Reviews:*

137 New Homes were reviewed and approved

#### *Remodels/Residential Reviews:*

252 Residential Projects were reviewed

### RESIDENTIAL DEVELOPMENT UPDATE:

Lennar continues to offer new homes for sale in Avaña, GreyRock, Avaña Estates, and Hillside Estates. Avaña and GreyRock are being developed in phases, Avaña Estates is almost built out and Hillside Estates is in the sales phase. AVI Homes is developing the Lacrosse @ Circle C next to St. Augustine University.

### ANNUAL MEETING FOR MEMBERS

The CCHOA holds its Annual Meeting in March. The Annual Meeting agenda includes election of directors, a financial review, and an operational report to members. The 2019 Annual Meeting will be held on **Wednesday, March 6th at 6:30pm at the Circle C Community Center**. Please be on the look-out for the February assessment with ballot and proxy on the back. We encourage everyone to attend the Annual Meeting as well as vote in the 2019 Board of Directors election.

### COMMUNICATIONS

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

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

# CIRCLE C RANCH ANNUAL REPORT

## 2019 ANNUAL AQUATICS REPORT

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

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

Our Aquatics staff, again, successfully completed the American Red Cross Aquatic Examiner Service during the summer of 2018. Our Lifeguard Program has been recognized by the American Red Cross as one of the top programs in Texas and recognized for our commitment to safety, training, and drowning prevention.

### AQUATICS LEAD STAFF

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

### AQUATICS OPERATIONAL STAFF

Lifeguards .....114  
Front Desk .....11  
Instructors .....4  
Coaches .....8

**TOTAL AQUATICS STAFF - 137**

### FACILITY USAGE - RESIDENT ENTRIES

SC .....43,755  
CC .....16,418  
AV .....9,876  
GR .....3,221  
**Total .....73,270**

### FACILITY USAGE - GUEST ENTRIES

SC .....3,669  
CC .....2,780  
AV .....997  
GR .....331  
**Total .....7,777**

**TOTAL FACILITY ENTRIES - 81,047**

### AREA RESERVATIONS

SC .....26  
CC .....53  
AV .....27  
GR .....4  
**Total .....110**

### FACILITY RENTALS

SC .....5  
CC .....5  
AV .....1  
GR .....0  
**Total .....11**

### SELECT SWIM TEAM

Our Select Swim Team is a year-round, USA Swimming Certified program. Members of our Select Team attended 35 competitive events during 2018, including Sectionals, STAGS, Jr. STAGS, TAGS, and Jr. Nationals.

Head Coach .....Jennie Lou Leeder

### SELECT TEAM ENROLLMENT

Jan	-	75	Jul	-	36
Feb	-	69	Aug	-	36
Mar	-	75	Sep	-	61
Apr	-	65	Oct	-	64
May	-	63	Nov	-	58
Jun	-	44	Dec	-	42

### GROUP SWIM LESSONS

Instructors .....CC Aquatics WSI Staff  
Registrations: .....413  
Circle C Aquatics is an authorized provider of the American Red Cross Swim Lesson Program. Our 2018 program was recognized by the Red Cross and received the Gold Level Award.

### PRIVATE SWIM LESSONS

Instructors .....CC Aquatics WSI Staff  
Registrations: .....660

### WATER AEROBICS

Instructor .....Group-Led  
Registrations: .....77

### MASTERS

Instructor .....Erin Gerbrecht  
Registrations: .....100  
Our Masters Swimming program is a USA Swimming Certified program.

### LIFEGUARD CERTIFICATION COURSE

Instructors .....Brody McKinley, Amanda Hartman, Mariana Lira  
Registrations: .....59  
We are an authorized provider of the American Red Cross Lifeguard Certification Course. Our lifeguards, head guards, Supervisors, and Lead Staff are all certified in the American Red Cross Program.

*(Continued on IV)*

# CIRCLE C RANCH ANNUAL REPORT

*(Aquatics Report Cont. from III)*

## WATER SAFETY INSTRUCTOR COURSES

Instructors .....Brody McKinley, Amanda Hartman  
Registrations: .....13  
We are an authorized provider of the American Red Cross Water Safety Instructor Course. Our instructors are all WSI Certified.

## SCOUT SWIM TESTING

Instructors .....CC Aquatics Head Guard Staff  
Registrations: .....81

## SPECIAL EVENTS

- Polar Plunge (January 28)
- Dive-In Movie Nights (June 16, July 21, August 4)
- Community Water Safety Day (June 9)
- 4th of July Parade (July 4)
- Guard-A-Thon (December 2)

## CONTRACTED RENTALS

Bowie High School Swim Team • Crockett High School Swim Team • CDC Summer Camp • Boy Scouts of America • Dreams of Hope Ranch Special Olympics • Kiker Summer Voyager Summer Camp • Seals Swim Team • Veritas Swim Team • Veritas Swim Team • Austin Water Polo

## INCIDENTS

Water Rescues .....16  
Injuries Treated.....27  
Sudden Illnesses Treated .....3  
Patron Behavior Incidents .....4  
**Total Incidents .....50**

## LANDSCAPE SERVICES 2018

*Circle C Landscape continued to provide landscape maintenance and irrigation services for 2018. New capital projects were also implemented to bring outdated landscape areas up to current standards. A complete copy of a detailed Annual Report presented to the CCHOA Board of Directors can be found at [www.circlecranch.info](http://www.circlecranch.info).*

## LANDSCAPE MAINTENANCE SERVICES

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

## THE GREEN COMMUNITY LANDSCAPE & IRRIGATION

for all Circle C landscaping continues to be the standard of

operations for the community. This includes focused efforts on water conservation, drought tolerant vegetation, limited turf areas, tree diversification, use of rock work in applicable areas, conversion of standard irrigation to drip irrigation where possible, and limited use of herbicides and pesticides by Circle C Landscape.

## WATER & IRRIGATION MANAGEMENT

In coordination with the CCHOA, Circle C Landscape provides two complete irrigation system checks, and instigates repairs based on requests from the CCHOA and from field observation. The goal is to enhance irrigation efficiency and promote water conservation. Circle C Landscape also coordinates and supervises any required water audits by the City of Austin.

## TREE CARE

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

## 2018 CAPITAL IMPROVEMENTS

- Renovation of the Doswell median in accordance with the Green Community & Irrigation Model.
- Repaired the Cornerstone drainage issue at the entrance and corrected the issues with the irrigation system, installed new drainage rock and Palisades Zoysia turf.
- Renovation and installation of patio stone and river rock to the South Bay mail center
- River Rock and Patio Stone added to the Doswell side strip.
- Redesign of the two corners on the north side of the La Crosse at Dahlgreen to correct visibility issues.
- Participated in a joint project with Park West HOA to renovate Park West Pass and Fox Creek entries according to the Green Community Landscape and Irrigation Model.
- Supervised ball moss removal and tree health pruning on Escarpment.

## CONSTRUCTION REPAIR & CONSULTATION

- Due to the extensive construction by outside contractors on the common's areas, Circle C Landscape provided expertise and repairs as requested by the CCHOA for instances where contractors are installing improvements in irrigated and landscape areas.
- Circle C Landscape has informed the CCHOA Board of Directors of the status of the irrigation systems in the older areas. These systems are 30 plus years old and at the end of their life. Circle C Landscape suggested staged improvements on these areas.
- Circle C Landscape consulted with the planners for the CCHOA reserve study which shows how resources should be allocated across the community to maintain current standards.



# CIRCLE C RANCH ANNUAL REPORT

## FINANCIAL REPORT (FOR THE PERIOD ENDING DECEMBER 31, 2018)

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

The CCHOA completed 2018 under budget.

- Income was \$4,159,607 (vs. \$3,801,219 last year).
- Expenses were \$3,944,933.15 (vs. \$3,690,200 last year)
- Retained Earnings \$4,950,157 (vs. \$4,836,245 last year)

The income break-down is \$3,365,165 from HOA dues (81%) and \$794,441 from other sources (19%). Under expenses, the larger categories were \$1,602,367 (41%) for common area services, \$1,169,322 (31%) for the Aquatics Facilities, \$220,567 (6%) for capital improvement projects and \$869,803 (22%), for operations. The Delinquency rate for HOA dues remains the same as last year at 2.8%.

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

CCHOA continues to maintain a reserve fund for emergencies. The goal of the Reserve fund is to cover 10% of our annual expenses. This is the current fund size for 2018:

- The General Reserve Fund is \$713,587

The required annual audit was completed by Stephen M. Tilson, PC. The inspections took place during November of 2018, for the budget year that ended on December 31st, 2017. The CCHOA budgets and audits are always available for inspection, by any HOA member at the HOA office, during the usual office hours or can be found on the CCHOA website at [www.circlecranch.info](http://www.circlecranch.info).

All of the Board members participated in preparing the 2019 budget this year. As always, we look forward to answering your questions at the annual meeting, on March 6th at the Community Center located at 7817 La Crosse Ave.

Kim Ackermann  
CCHOA Treasurer

## 2018 INCOME & EXPENSE STATEMENT

(Unaudited)

### INCOME:

#### HOMEOWNER INCOME

HOMEOWNERS DUES .....	\$3,365,165.86
RESALE CERTIFICATE INCOME .....	\$74,600.00
TRANSFER FEE INCOME .....	\$96,525.47
LATE FEES COLLECTED .....	\$19,374.41
LIEN ADMIN FEE INCOME .....	\$406.00
FILING FEE INCOME .....	\$1,694.00
NSF FEE INCOME .....	\$125.00
<b>TOTAL HOMEOWNER INCOME.....</b>	<b>\$3,557,890.74</b>

#### ARCHITECTURAL REVIEW INCOME

ARCHITECTURAL REVIEW.....	\$66,560.00
<b>TOTAL ARCHITECTURAL REVIEW INCOME .....</b>	<b>\$66,560.00</b>

#### RENTAL INCOME

OFFICE RENT .....	\$8,355.36
GRILL RENT.....	\$9,137.50
<b>TOTAL RENT INCOME.....</b>	<b>\$17,492.86</b>

#### SWIM CENTER INCOME

POOL PROGRAMS .....	\$86,523.62
POOL PROGRAMS-SWIM TEAM .....	\$107,483.25
GUEST FEES/FACILITY RENTALS .....	\$45,869.73
<b>TOTAL COMMUNITY CENTER INCOME .....</b>	<b>\$239,876.60</b>

#### CIRCLE C COMMUNITY CENTER INCOME

CCCC FACILITY RENTALS .....	\$77,227.50
<b>TOTAL COMMUNITY CENTER INCOME .....</b>	<b>\$77,227.50</b>

#### OTHER OWNER LANDSCAPE REIMBURSEMENTS

STATUS LANDSCAPE REIMB .....	\$145,500.00
COA LANDSCAPE REIMB .....	\$17,600.00
<b>TOTAL OTHER OWNER L/S/ REIMB .....</b>	<b>\$163,100.00</b>

#### MISCELLANEOUS INCOME

INTEREST INCOME .....	\$17,423.81
SALES TAX TIMELY FILE DISCOUNT .....	\$1.21
<b>TOTAL OTHER OWNER L/S/ REIMB .....</b>	<b>\$17,425.02</b>

#### ROWELL HOA

ROWELL HOA.....	\$20,034.94
<b>TOTAL ROWELL HOA .....</b>	<b>\$20,034.94</b>

**TOTAL INCOME.....\$4,159,607.66**

*(Expenses Cont. from VI)*

# CIRCLE C RANCH ANNUAL REPORT

(Income and Expense Statement Continued from V)

## EXPENSES:

### COMMONS AREAS SERVICES

LANDSCAPE MAINTENANCE CONTRACT .....	\$1,108,106.88
SC CONTRACT LANDSCAPE.....	\$29,021.14
CCCC CONTRACT LANDSCAPE.....	\$28,875.00
AV CONTRACT LANDSCAPE.....	\$20,475.00
GR CONTRACT LANDSCAPE .....	\$20,475.00
2018 LAND ADDITIONS .....	\$12,187.69
COMMON AREA HOLIDAY LIGHTENING .....	\$41,551.76
LANDSCAPE REPAIRS .....	\$61,980.59
LANDSCAPE UTILITIES - WATER .....	\$173,893.36
COA WATER UTILITY COMPLIANCE .....	\$3,375.00
LANDSCAPE UTILITIES - ELECTRIC.....	\$36,685.68
TREE CARE .....	\$24,995.00
FENCE REPAIRS & MAINT .....	\$4,676.40
ELECTRICAL REPAIRS & MAINT .....	\$9,496.22
NEIGHBORHOOD REPAIRS & MAINTENANCE..	\$13,242.01
NON-CONTRACT MAINTENANCE .....	\$13,330.99
CCCC NON-CONTRACT MAINTENANCE .....	\$0.00
AV NON-CONTRACT MAINTENANCE .....	\$0.00
GR NON-CONTRACT MAINTENANCE .....	\$0.00
<b>TOTAL COMMONS AREA SERVICES .....</b>	<b>\$1,602,367.72</b>

### SWIM CENTER FACILITY

ADMINISTRATIVE .....	\$38,143.97
SUPPLIES - POOL .....	\$11,229.57
SUPPLIES - CHEMICALS .....	\$58,081.31
SUPPLIES & FEES - SWIM TEAM .....	\$15,679.62
MAINTENANCE - POOL .....	\$66,027.17
MAINTENANCE - BUILDING .....	\$42,841.80
PAYROLL - STAFF.....	\$712,763.83
PAYROLL - PROGRAMMING STAFF .....	\$35,896.62
PAYROLL - SWIM TEAM .....	\$80,174.44
SC - UTILITIES - WATER .....	\$25,088.05
AV - UTILITIES - WATER .....	\$2,263.89
GR - UTILITIES - WATER .....	\$2,896.62
SC - UTILITIES - ELECTRIC .....	\$20,634.85
AV - UTILITIES - ELECTRIC .....	\$9,825.49
GR - UTILITIES - ELECTRIC .....	\$5,025.49
SC - UTILITIES - GAS .....	\$26,328.04
SC - UTILITIES - PHONE/INTERNET .....	\$9,421.28
AV - PHONE/INTERNET/CAM.....	\$3,143.57
GR - PHONE/INTERNET/CAM .....	\$3,856.34
<b>TOTAL SWIM CENTER FACILITY .....</b>	<b>\$1,169,322.30</b>

### COMMUNITY CENTER FACILITY

UTILITIES - WATER .....	\$12,827.01
UTILITIES - ELECTRIC .....	\$21,596.81
UTILITIES - PHONE/INTERNET .....	\$8,923.01
EVENTS SALARIES .....	\$6,033.50
FURNITURE.....	\$762.10
MAINTENANCE - BUILDING .....	\$31,375.35
<b>TOTAL COMMUNITY CENTER FACILITY .....</b>	<b>\$81,517.78</b>

## EXPENSES:

### MAINTENANCE OPERATIONS

OFFICE SUPPLIES - MAINT .....	\$1,249.12
EMPLOYEE EDUCATION - MAINT .....	\$1,172.71
UNIFORMS - MAINT .....	\$1,224.47
SAFETY EQUIP & SUPPLIES - MAINT .....	\$873.64
MAINTENANCE PAYROLL .....	\$155,830.54
POOL TECHNICIANS .....	\$58,307.52
MAINTENANCE PAYROLL TAXES .....	\$12,746.52
COMPUTER/SOFTWARE - MAINT .....	\$1,582.59
TOOLS/SUPPLIES - MAINT .....	\$5,511.33
OFFICE FURNITURE - MAINT .....	\$214.34
<b>TOTAL MAINT OPERATIONS.....</b>	<b>\$238,712.78</b>

### HOA OPERATIONS

OFFICE SUPPLIES .....	\$7,035.53
OFFICE EQUIP & MAINT .....	\$8,155.85
HOA OWNED VEHICLE EXPENSE.....	\$3,460.77
POSTAGE/DELIVERY .....	\$11,387.86
WEBSITE OPERATIONS .....	\$2,458.56
PRINTING/HOA OFFICE .....	\$1,549.01
HOA MEETINGS .....	\$2,561.97
DEED RESTRICTIONS .....	\$3,419.24
HOA SPECIAL EVENTS .....	\$24,000.80
<b>HOA OPERATIONS TOTAL .....</b>	<b>\$64,029.59</b>

### FINANCIAL MANAGEMENT

FINANCIAL MANAGEMENT SERVICES .....	\$104,941.65
RESALE CERTIFICATE EXPENSE .....	\$20,267.04
LIEN FILING FEES.....	\$1,764.00
BANK FEES .....	\$37,278.72
CPA/AUDIT .....	\$7,400.00
<b>TOTAL FINANCIAL MGMT .....</b>	<b>\$171,651.41</b>

### HOA MANAGEMENT

MGMT SALARIES .....	\$184,564.32
MGMT PAYROLL TAXES .....	\$15,590.50
MIEAGE REIMBURSEMENT.....	\$5,093.23
HEALTH INSURANCE STIPEND .....	\$39,800.89
CONT ED/SKILLS ENHANCEMENT .....	\$322.07
<b>MGMT STAFF TOTAL.....</b>	<b>\$245,371.01</b>

### ARCHITECTURAL REVIEW

ARCHITECTURAL REVIEW.....	\$28,784.75
<b>ARCHITECTURAL REVIEW .....</b>	<b>\$28,784.75</b>

### LEGAL

TOTAL LEGAL.....	\$31,579.06
<b>TOTAL LEGAL .....</b>	<b>\$31,579.06</b>

### TAXES

TAXES - PROPERTY .....	\$4,982.43
<b>TOTAL TAXES .....</b>	<b>\$4,982.43</b>

(Expenses continued on VII)

# CIRCLE C RANCH ANNUAL REPORT

(Expenses continued from VI)

## INSURANCE

GEN'L PROPERTY B&M & AUTO.....	\$61,166.11
INSURANCE - D&O.....	\$10,765.00
INSURANCE - WORKERS COMP.....	\$12,761.55
<b>TOTAL INSURANCE.....</b>	<b>\$84,692.66</b>

## COMMUNITY ENHANCEMENT

DONATIONS.....	\$400.00
ASSOCIATION MEMBERSHIPS.....	\$954.00
<b>TOTAL COMMUNITY ENHANCEMENT .....</b>	<b>\$1,354.00</b>

## CAPITAL BUDGET PROJECTS

LOUNGE CHAIR REPLACE SC.....	\$15,447.00
IRRIGATION INFRASTRUCTURE .....	\$50,000.00
ROCK WORK.....	\$34,800.00
REP LIGHT POLE CC POOL.....	\$3,129.51
REPLACE TURF GRASS .....	\$19,525.89
POOL COVERS .....	\$5,721.00
PICNIC TABLE/BENCHES SC .....	\$6,867.02
SC POOL FILTER SAND CHG .....	\$7,659.98
SC PARKING LOT REPAIRS .....	\$6,156.72
SC PLAYGROUND .....	\$20,913.90
CONTRUCTION REPAIRS .....	\$24,923.33
MONUMENTS.....	\$8,144.72
RESERVE STUDIES.....	\$4,700.00
ESCARPMENT PROJECT .....	\$12,578.59
<b>TOTAL CAPITAL BUDGET PROJECTS.....</b>	<b>\$220,567.66</b>

<b>TOTAL EXPENSES .....</b>	<b>\$3,944,933.15</b>
<b>EXCESS REVENUE OVER EXPENSES.....</b>	<b>\$214,674.51</b>



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[peelinc.com](http://peelinc.com)  
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**Board of Directors Meeting,  
last Tuesday of every month,  
6:30 pm at the Circle C  
Community Center (CCCC)**

## CALENDAR OF EVENTS

2019

**Circle C Homeowners Association**  
**[www.circlecranch.info](http://www.circlecranch.info)**

**Dec 31st - JAN 1**

New Year Holiday, HOA Office Closed

**JAN 15**

Holiday Lights/Décor must be removed

**FEB 1**

First ½ years assessment mailed, Due March 1st  
Ballot & Proxy printed on back of assessment

**FEB 5**

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

**MAR 6**

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

**APR 6**

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

**APR 19**

Good Friday, HOA Office Closed

**APR 20**

Easter Egg Hunt Swim Center Plaza 9am

**MAY 27**

Memorial Day, Pools Open, HOA Office closed

**JUL 1**

Second ½ years assessment mailed, due August 1st

**JUL 4**

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

**JUL 4**

Pools open, HOA Office closed

**SEPT 2**

Labor Day, HOA Office closed

**OCT 19**

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

**NOV 27 - 29**

Thanksgiving, HOA Office closed

**DEC 6**

Adult Holiday Party Friday 7-10pm CCCC

**DEC 14**

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

**DEC 24-27**

Christmas Break, CCHOA Office closed

**DEC 31-JAN 1**

New Year Holiday, HOA Office Closed  
Board of Directors Meeting, last Tuesday of every month,  
6:30 pm at the Circle C Community Center (CCCC)

Swim Center Events, please see website, [www.circlecranch.info](http://www.circlecranch.info)

**\*\*All dates subject to change**



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**"COMING SOON!"** 9441 El Rey in Granada Oaks Estates, right behind Circle C. John will be bringing this gorgeous new listing on 1~ manicured, private acre with in-ground pool to market on approximately 3/15/19 with an open house that weekend. This custom sandstone home has 3646~ sq. ft. in the main home and an additional 1200~ sq ft. in the guest house/media room with full bath, central air and an outdoor fireplace. The guest house also features an air conditioned, professional workshop, storage room and small garage for lawn tractors and tool shop. The main home lives like a large 1-story, with 2 bedrooms, 1 bath and large game room upstairs. The rest of the living space is downstairs including a large study and open kitchen/family room combination. **Low tax rate at 1.95% with no City of Austin taxes!** The pool is also ready for a party. Call John or text at 512 970-1970. Listed for a proper sale at **\$899,000.!** ← I know, great price!



**John Squires' sell phone is (512) 970-1970. Call for a no-obligation appointment with John to find out your home's value in today's marketplace.**

**"JUST LISTED!"** John's new listing at 11012 Savannah Court is an **extremely rare opportunity** to own a 1-story home with a big 3-car garage on a cul-de-sac, with a large, almost 4/10's of an ACRE, private back yard. This is one of the largest lots in Circle C Ranch with a 1-story home and a 3-car garage. It's just a quick walk to Kiker Elementary and the neighborhood pool too! The kitchen and home have been upgraded and updated. Offered at **\$539,000**. Call John to see it at 512 970-1970.



SquiresTeam.com



**KW** KELLERWILLIAMS REALTY



7220 John Blocker is **"JUST LISTED!"** John just brought this beautiful little David Weekley to market and it is perfect for a 1st-time buyer or retiree. FANTASTIC location. Wood floors and remodeled kitchen! Call John to see. **\$359,000.**

6505 Walebridge Lane is **"COMING SOON!"** John will bring this stunning model-home plan to market sometime in mid-March. 4 beds, 2 full baths with a big back yard. Priced in the low **\$400,000.'s.**



11400 Hollister Lane is **"JUST LISTED!"**. This is a gorgeous Fedrick Harris 2-story with 4-5 bedrooms, 3.5 baths a game room, media room and soaring ceilings. The back yard was professionally designed and landscaped for ultimate privacy with an outdoor fireplace and grill. In the gated golf course subdivision of Sommerset Estates. Offered at **\$564,500.** Call for more info.



**#1** realtor in Circle C Ranch history with approximately **555~** homes sold to date.. Over **1070~** homes sold in the Austin area. **#1 agent in Southwest Austin according to Austin Board of Realtors statistics.** **"Top 50"** agent in central Texas **8** times according to Austin Business Journal.

Knowing the Circle C Ranch marketplace takes years and years of experience and comes from selling in the same area/neighborhoods of Southwest Austin for over 40 years. The Squires Team/family has been selling the Southwest Austin area since 1977 and Circle C Ranch since 1988. Knowing the Southwest Austin real estate market and sub-markets of the different areas in Circle C is John Squires' expertise. Below is an example of which broker knows the Circle C Ranch market the best. Both homes are the exact same plan (Newmark Winchester Plan) and are in Circle C Ranch. John sold **11421 Archstone** in **3 days** on market just before Christmas and it was listed at **\$535,000.** John professionally staged and target-marketed the home to prospects he thought would likely buy the home and it sold immediately. Meanwhile, **7208 Magenta Lane** had been with two different brokers and after **189 days** on the market it was reduced to **\$479,000.** and it finally sold. Price -per-foot has many variables, but John sold the exact same floor plan as his competitor, in 3 days, for approximately **~\$55,000.~** more which went directly in his seller's pocket. That's the results-driven experience you will receive from working with the Squires Team. John can do the same for you!

Only **1** number to call and John Squires answers his phone. You will never be handed off to an assistant and will speak only with John during your entire home-selling or buying experience. Call John's direct 'sell' phone at **(512) 970-1970.** Thanks!



**7208 Magenta Lane— Leading Competitor**



**11421 Archstone— John's listing.**

**KW** KELLERWILLIAMS REALTY