



Volume 16, Number 4

APRIL 2019

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

## HOA Announcements

### Important Dates

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

Neighborhood Garage Sale

**Friday, April 12**

Food Trailer Night

**Friday, April 19**

CCHOA Office Closed

**Saturday, April 20**

Easter Egg Hunt

**Monday, April 29**

City of Austin Bulk Collection

**Tuesday, April 30**

CCHOA Board Meeting

### Annual Meeting Recap

The Circle C Homeowners Association Annual Meeting was held on Wednesday, March 6th at the Circle C Community Center. We were able to meet our quorum minimum requirement and logged a record overall quorum of 31.18%. Thank you to everyone who voted, submitted a proxy or quorum proxy. There were three open board seats up for election; congratulations to Michael Chu, A.E. Martin and Natalie Placer McClure who were each elected to three-year terms! Check the official HOA website, [www.circlecranch.com](http://www.circlecranch.com), to see the PowerPoint slides and other information from the Annual Meeting listed in the Resource Center, click on the Resources tab on the main menu.

### City of Austin Bulk Collection

The City will begin conducting bulk pickup in the neighborhood starting Monday, April 29th. Please visit the City of Austin's website to view Bulk Collection Guidelines: <http://www.austintexas.gov/departments/residential-bulk-collection>. Items should not be placed at the curb prior to Friday, April 26th.

### Irrigation Leak in Circle C? Please report it!

If you notice an irrigation head off in a common area or water in the street, please report it directly to the CCHOA office at 512-288-8663 or [info@circlecranch.info](mailto:info@circlecranch.info). Please do not turn off the water or attempt to repair it yourself. This can cause additional damage to the irrigation system. Thank you for your cooperation!

### Neighborhood Garage Sale (Shred, Recycle & Donate)



The CCHOA will host Circle C's Bi-Annual Garage Sale on Saturday, April 6, 2019. Homeowners are encouraged to host their individual garage sales on this date. We will advertise the event (in print and on the internet) from 8am – 5pm. You can also add your address to the online garage sale map at this link: [Http://gsalr.com/n/circle-c-hoa-austin-tx](http://gsalr.com/n/circle-c-hoa-austin-tx).

In addition to the garage sale, the CCHOA will offer paper shredding by Intel Armor, Electronic Recycling by R2 Recycling and the Salvation Army will be onsite to collect donations at the community Center (7817 La Crosse Ave) from 10:00am – 2:00pm.

Intel Armor will be in the parking lot with their shredding truck for drive up and shred on the spot service. You drive up, open your door or trunk, hand off your stack, and your papers are fed directly into the shredder. Each resident may bring three standard size boxes (16 x 12 x 10) of personal records to shred. Paper clips, staples and small binder clips are permitted. Ring binders and books are NOT permitted. This will be our fourth year to offer this service. Please be patient if the line is long.

*(Continued on Page 3)*



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(Continued from Cover)

R2 Recycling will accept Monitors, TV's, Computers, Laptops, Servers, Wire, Aluminum (no cans), Keyboards, Mice, Electronic Scrap Metal and Hard Drive Disks.

The Salvation Army will be here to take gently used clothing, furniture and household items and appliances. Appliances include Air Conditioners, Dryers, Electric/Gas Stove, Heater, Microwaves, Refrigerators (working), Color TV's (working) and Washing Machines.

## Irrigation After the Rain

There are multiple City of Austin watershed retention ponds around Circle C which capture storm water runoff. This captured water volume is then irrigated back onto the surrounding landscape rather than allowing direct runoff into the watershed. The City of Austin retention irrigation systems have excellent pollutant removal efficiency. So, when you see those high spraying heads going off during or soon after we have a lot of rain, it's likely the COA retention pond system at work.

## HOA Assessment Fees Are Now Late

The first HOA assessment fee of this year was due in March. If you have not yet paid the first half of your yearly assessment fee, please do so at your earliest convenience. Remaining current with these dues allows residents access to the neighborhood amenities like the pools and the Community Center.

All financial questions should be directed to Terri at the financial office. If you did not receive a HOA assessment in the mail or cannot find your copy, please contact the Financial Manager, Terri Giles, by phone at 512-451-9901 or via email at [tgiles@mgilescpa.com](mailto:tgiles@mgilescpa.com).

Payments can be mailed to PO Box 163541, Austin, TX 78716. If you choose this option, please do NOT postdate your check or staple your invoice directly to your check but do include it in the envelope.

You can set up Bill Pay through your financial institution.

Or make use of our convenient online payment option at our website [www.circlecranch.info](http://www.circlecranch.info). When paying online, be sure to list the address for which you are paying in the note section.



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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**

**Natalie Placer McClure, Steve Urban, Alton Martin and**

**Michael Chu, 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





### A message from Boy Scout Troop 555

"Thank you, neighbors, for your participation in BSA Troop 555 Mulch Delivery Fundraiser. It was our privilege to deliver over 40K lbs of mulch right to you! If you would like to be notified of our next mulch sale fundraiser, click here: <https://tinyurl.com/more555mulch>"



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WHETHER YOU ARE CONSIDERING SELLING OR BUYING A NEW PROPERTY, OR ARE JUST CURIOUS ABOUT THE MARKET, CONTACT SERENE TODAY FOR COMPLIMENTARY MARKET CONSULTATION.

**I LOOK FORWARD TO WORKING YOU!**

*Serene Aandahl*

### CIRCLE C STATISTICS

**\$ 505 K**

AVERAGE SALES PRICE

**45**

DAYS ON MARKET

**\$186.53**

PRICE PER SQUARE FOOT

AVERAGE STATS DATING FROM 1.1.19 - 3.11.19

NUMERICAL DATA ARE BASED IN WHOLE OR IN PART ON AVAILABLE DATA SUPPLIED BY THE AUSTIN BOARD OF REALTORS OR ITS MULTIPLE LISTING SERVICE. NEITHER THE BOARD NOR ITS MLS GUARANTEES OR IS IN ANY WAY RESPONSIBLE FOR ITS ACCURACY. ANY MARKET DATA MAINTAINED BY THE BOARD OR ITS MLS DOES NOT NECESSARILY INCLUDE INFORMATION ON LISTINGS NOT PUBLISHED AT THE REQUEST OF THE SELLER, LISTINGS OF BROKERS WHO ARE NOT MEMBERS OF THE BOARD OR MLS, UNLISTED PROPERTIES, RENTAL PROPERTIES, ETC. ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.

## WILDFLOWER NOTES

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

*Photography by Joseph A. Marcus*

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!

### **SCARLET LEATHERFLOWER** (**CLEMATIS TEXENSIS**)

While Audrey II was out for blood in “Little Shop of Horrors,” the similarly shaped blooms of scarlet leatherflower seem more like they’re out for a kiss. This vine’s deep red, bell-shaped flowers pucker up like little mouths, reaching out and adding interest and color to trellises and arbors. In this case, what appear to be petals are actually sepals (normally, sepals are the green, leaflike parts that surround petals, stamens and pistil). As if those stunning smoochers aren’t enough to love, this perennial plant’s fruit resembles multilegged Tillandsia, or air plants, and the subsequent seedheads turn to fascinatingly furry, curly masses in late summer. Clematis texensis prefers a moist, shady area, but — being a Texas native and endemic to the Edwards Plateau — it’s also very hardy and drought tolerant when conditions demand.



### **WHITE GAURA** (**CLEMATIS TEXENSIS**)

Just as clouds can look like dragons or frying pans, flowers sometimes remind us of other, quite different things. In the case of white gaura, consider a resemblance to helmet-clad alien heads with long, feathery mustaches peeking out; sea creatures such as shrimp also come to mind, with thin, lithe legs parting air like water. Most commonly, people interpret the blooms of this perennial plant as whitish-pink butterflies fluttering a few feet above the ground. Oenothera lindheimeri is definitely flora rather than fauna — though it does attract beneficial insects such as bees. Plant this colonizing member of the evening primrose family in the back of a garden bed for a layer of delicate color. Then sit back and daydream about its fascinating shapes and potential other lives.

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



### **LET'S TWIST!**

We're open until 8 p.m. every Tuesday through May 28, and on certain select Tuesdays, we're adding a “twist.” Enjoy hours of flowers paired with music, activities, signature cocktails from Tito's Handmade Vodka, tours and more. Find dates and more details at [wildflower.org/event/tuesday-twilight-with-a-twist](http://wildflower.org/event/tuesday-twilight-with-a-twist).



# Camp Kaleidoscope

IS BACK FOR ANOTHER *sun-sational* SUMMER,  
AND WE'RE EXCITED TO SPREAD THE NEWS!

Register at: [www.TheChildDevelopmentCenter.org](http://www.TheChildDevelopmentCenter.org)

## Sessions

- SESSION 1: June 3-7
- SESSION 2: June 10-14
- SESSION 3: June 17-21
- SESSION 4: June 24-28
- SESSION 5: July 1-5 (closed July 4th)
- SESSION 6: July 8-12
- SESSION 7: July 15-19
- SESSION 8: July 22-26
- SESSION 9: July 29-Aug 2

### WHERE

Baldwin Elementary  
12200 Meridian Park Blvd. 78739

### WHEN

7am-6pm Mon-Fri  
June 3rd - August 2nd

### WHAT TO EXPECT

Weekly Pool Days  
Field Trips  
Inflatable Water Slides  
Active Games  
Ultimate Fun!

### COST

\$220 Per Session

Got Questions?

Email us at: [afterschool@circleccdc.org](mailto:afterschool@circleccdc.org)

Stay tuned for information on weekly themes and field trips.  
We're looking forward to seeing you this summer!



# Around Circle C

## Circle C Café & Catering

Email:












Hours: Mon - Fri 4pm - 7:30pm; Sat + Sun see calendar

Phone: 512.288.6058

Café@circleCcatering.com

### APRIL MENU 2019

Denotes Gluten Free 

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	<b>1</b> Chicken Fried Steak Green Beans + smashed potatoes	 <b>2</b> Ancho Pork Tenderloin sweet potatoes + roasted veg	<b>3</b> Nashville Hot Chicken Plate w/ Fries and Slaw	 <b>4</b> Shrimp Enchiladas w/ tomatillo sauce + charro beans and Mexican Cesar Salad	<b>5</b> Roasted Chicken w/ Fennel Parsnips & Scallions + Orzo	<b>6</b> <b>11-5:30</b>
<b>7</b> <b>11-5:30</b>	 <b>8</b> Pan Seared Salmon w/ Saffron Rice and Caesar Salad	 <b>9</b> Cheese Ravioli w/ tomato basil sauce + garden salad	 <b>10</b> Classic Pot Roast Carrots + Parsnips + Roasted Potatoes	<b>11</b> Chicken Marsala Linguini Pasta Mixed Green Salad	 <b>12</b> Bacon Wrapped Pork Tenderloin w/ roasted root veg and fingerling potatoes	<b>13</b> <b>11-5:30</b>
<b>14</b> <b>11-5:30</b>	<b>15</b> Chicken Florentine w/ Roasted Red Pepper Sauce + Penne Pasta and Garden Salad	 <b>16</b> Beef Tenderloin Cheesy Mashers Roasted Veggies	<b>17</b> Pork Chop Mac N Cheese Roasted Veg	 <b>18</b> Herb Chicken + Italian Polenta + Spinach Salad	 <b>19</b> Green Chili Pork Tacos w/ Black Beans and Green Rice (GF w/ Corn Tortillas)	<b>20</b> <b>11-5:30</b>
<b>21</b> <b>CLOSED</b>	<b>22</b> Chicken Piccata Orzo Pasta Roasted Veggies	 <b>23</b> St. Lois Style Rib Potato Salad / Slaw	 <b>24</b> Bacon Wrapped Shrimp Saffron Rice Lime Roasted Carrots	<b>25</b> Caprese Chicken Orecchiette Pasta + Asparagus	 <b>26</b> Pomegranate Chicken w/ corn + Green Chili Mashed Potatoes + Green Beans	<b>27</b> <b>11-5:30</b>
<b>28</b> <b>11-5:30</b>	<b>29</b> Spaghetti & Meatballs Italian Salad Garlic Bread	<b>30</b> Chicken Fried Chicken Mashed Potatoes Chopped Wedge Salad				
		<b>\$10.95 per serving</b>	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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# AQUATICS NEWS

## Limited Lane Space

Starting May 1st the Swim Center will be busy with two swim teams practicing. Please remember to share lanes and circle swim with fellow residents as lane space will be limited.

## 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).

## 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.

## Prepare For Tryouts

With both swim teams getting ready for a new season, tryouts for both 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.

## 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.



## Spring Pool 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, Awaña and Greyrock  
open May 4th 2019**

## Annual Easter Egg Hunt

Hop on over to the CDC for Annual Easter Egg Hunt! Visit with the Easter Bunny and enjoy a sweet treat with us after the hunt. There will be 3 areas for age groups 1-3 yrs, 4-5 yrs and 6-8 yrs. Please limit 12 eggs per child.

**Saturday April 20, 2019- 9AM sharp**  
**Child Development Center - 5917 La Crosse Avenue**



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## NEW PATIENT SPECIAL

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Call our office to find out how you could receive

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New patients must have a Comprehensive Exam and X-rays prior to starting treatment, please call our office for details. Exp. 4/30/19.

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Dr. Sarah Behmanesh, DDS

Dr. Behmanesh pursued her dental career at NYU where she obtained her Doctorate of Dental Surgery. Following NYU, she was accepted into UCLA for a year of residency in advanced dentistry. Dr. Behmanesh keeps up with her studies by attending numerous continuing education courses and is an active member of the Texas Dental Association and the Academy of General Dentistry.



## Acrobat Ants

Acrobat ants usually nest outdoors under stones or in dead wood such as firewood, tree stumps, dead tree branches, or hollow tree cavities. Because they are found in similar habitats, acrobat ants are sometimes confused with carpenter ants. Indoors they can nest in foam insulating board or water damaged wood. Acrobat ants get their name from the act of raising their abdomen over their thorax when in defensive posture which makes the ants look similar to circus acrobats.

Acrobat ants have a reddish-brown head and thorax with a dark blue-black abdomen. The abdomen is a distinctive heart-shape. Acrobat ants primarily feed on honeydew produced by aphids and can often be seen tending honeydew producers on plants. They will sometimes use overhanging tree branches or power lines to enter homes in search of food.

Outdoors, acrobat ants are usually not a problem directly. They can be seen as a problem in that they protect honeydew producers from predators and parasites. You can use this to your advantage by using acrobat ants as a monitoring tool to watch if you have honeydew producers on your plants.

To avoid a home invasion by acrobats follow these tips:

- Remove tree stumps & dead limbs from trees
- Trim back branches overhanging or touching the roof
- Fill tree cavities with sand
- Do not store firewood in or near the home
- Keep weather stripping around doors & windows in good repair
- Seal around pipe penetrations with caulk or expanding foam
- Fix any water leaks
- Replace water damaged wood on the structure
- Spray around the foundation of the home- select a product labeled for ants

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](http://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.



KIDS

AUSTIN  
PUBLIC  
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B L O C K

PARTY

## Austin's First Festival Celebrating Children, Literacy and Learning through Play

**Saturday,  
April 27, 2019**  
10 AM - 2 PM

**Austin Central Library**  
710 W. Cesar Chavez St.

### Featuring:

**Rosemary Wells**, author of 120 children's books including the beloved Max and Ruby books.

**Lucky Diaz and the Family Jam Band**, an Emmy and Latin Grammy award-winning children's music group.

**Calder Kamin**, artist whose "What a Mess" exhibit will showcase trash transformed into beautifully crafted creatures.

### Enjoy six activity blocks of fun throughout the Library:

Music & Dance • Author Events • Big Body Play •  
Construction & Creative Play • Technology Play •  
Family Resource Fair

[library.austintexas.gov](http://library.austintexas.gov) | Free and open to the public



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**Must have a love for children, a sense of humor,  
and be ready to play!**

Circle C Child Development Center is looking for fun and energetic substitute teachers! Come work at our non-profit preschool, after-school programs, or summer camp programs for elementary-aged children. This is a perfect opportunity for those seeking a flexible position.

**To apply:** Please email your resume to

[jcdebaca@circleccdc.org](mailto:jcdebaca@circleccdc.org)

*We look forward to hearing from you!*

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**Lee Ann LaBorde, Agent**  
8400 Brodie Ln Ste 105  
Austin, TX 78745  
Bus: 512-282-3100  
[leeann@leeannlaborde.net](mailto:leeann@leeannlaborde.net)

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Marcia@Avantehomes.us

### 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!



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

5608 Beachmont Court  
6809 Beatty Lane  
11000 Bexley Lane  
5711 Bexley Court  
10225 Broom Flower Drive  
7000 Colberg Court  
9109 Colberg Drive  
5201 Corrientes Cove  
7105 Doswell Lane  
10413 Foxglove Court  
5764 Gorham Glen Lane  
11420 Lafitte Lane  
11009 Maelin Drive

6508 Nusser Lane  
10620 Redmond Road  
10512 Redmond Cove  
10803 Redmond Cove  
5914 Rickerhill Lane  
6201 Skahan Lane  
11227 South Bay Lane  
6813 Tanaqua  
6407 Tasajillo  
6612 Toolwrith Lane  
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**She may have already sold your floorplan!!**

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

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

## Easter at Oak Hill

Sunday, April 21

7 a.m. Sunrise  
8:45 a.m. Traditional  
10 a.m. Contemporary  
11:15 a.m. Traditional



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**TOO MANY GUESTS? NOT ENOUGH BEDROOMS!** 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)

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

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

## NOT AVAILABLE ONLINE



### SUMMER OF DISCOVERY

YMCA of Austin Camps offer children & teens safe, exciting, and memory-making experiences. At the Y, campers gain a sense of accomplishment, build relationships, and find their sense of belonging.

#### Summer Camp Registration Now Open

- For ages 4-14
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- 5 days a week
- Financial assistance is available

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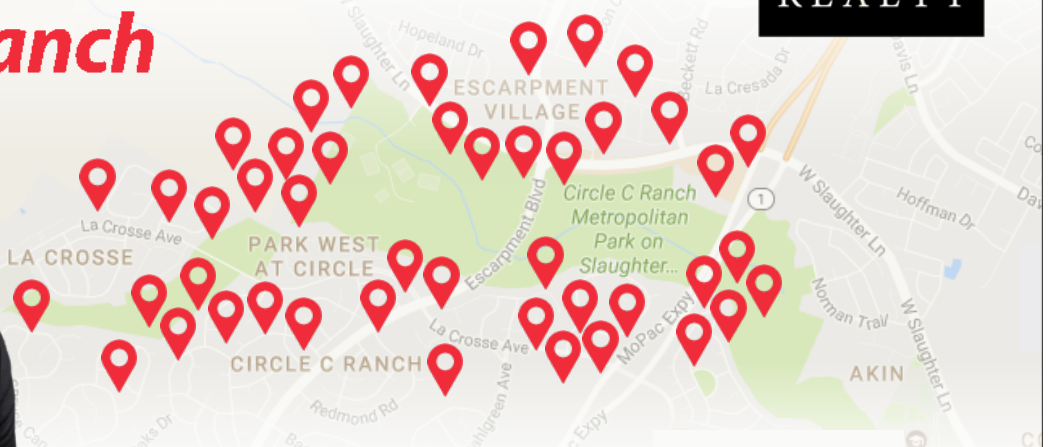
**Learn more and register at [AustinYMCA.org/camp](https://austinyymca.org/camp)**  
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Sold in 2 days for 99% Asking Price



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



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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.

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Austin Business Journal Top Producing Agent 2013 – 2018 | Texas Monthly Five Star Agent 2013 – 2019*



# SquiresTeam.com

**"JUST LISTED!"** 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 3 bedrooms, 2 baths 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.!** ← price!



**kW** KELLER WILLIAMS REALTY

9441 El Rey



11012 Savannah Court



**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 SOLD!"** John's new listing at **11012 Savannah Court** was 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 home was **"Sold!"** through John's holding open house and went with 6 offers, all over list price for an extremely high sale. It was 2464 square feet and offered at **\$539,000**. Offers on the home neared **\$20,000** over list price. Call John for more information!



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11400 Hollister Lane is **"CONTRACT PENDING!"**. 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 Somerset Estates. Offered at **\$564,500**. Call John Squires for more info.



**5204 Corrientes Cove** John's new listing is **"CONTRACT PENDING!"** Do I really live here? You'll pinch yourself as you gaze out the cathedral Pella windows to view probably the largest residential resort pool in Circle C on your 4/10's acre, cul-de-sac lot backing to greenbelt, "On The Park". Stunning, brand new kitchen w/silestone, granite, stainless, Italian glass. Gorgeous Travertine master bath spa w/frameless. 12 man hot tub attached to your lap pool with grotto and deep end. **\$679,000**. Call John for more information on this incredible property at 512 970-1970



**#1** realtor in Circle C Ranch history with approximately **560~** homes sold to date.. Over **1075~** 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. 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!

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