



# HOA Announcements

## Important Dates

### May 4

Community Center, Avana & Greyrock  
Pools Open (weekends only)

### Friday, May 10

Food Trailer Night

### Monday, May 27

CCHOA Office Closed (Memorial Day)

### Tuesday, May 30

CCHOA Board Meeting

## New Board of Directors Officers Named

The CCHOA Board of Directors congratulates Natalie Placer McClure on her re-election and newly elected members Michael Chu and Alton (A.E.) Martin. New officers of the association were named at the March Board Meeting and they are:

- **Kim Ackermann – President**
- **Natalie Placer-McClure – Vice President**
- **Michael Chu – Treasurer**
- **Russ Hodes – Secretary**
- **Steve Urban, Jason Bram and Alton (A.E.) Martin Board Members**

## Seasonal Pools Open

The Community Center, Avana and Greyrock pools will be open on the weekends only from 12pm-6pm starting Saturday, May 4; summer hours will start Monday, June 3. Grab your pool bag and dig out those pool cards! If you need to register for your pool membership, you can download the Resident Information Form at [www.circlecranch.com](http://www.circlecranch.com) under the Aquatics/Membership tab or contact Circle C Aquatics at [customerservice@ccswim.net](mailto:customerservice@ccswim.net)

## Circle C Neighborhood Garage Sale (Shred, Recycle & Donate) Recap

Last month, the CCHOA offered complimentary shredding for the fourth year in a row during the Neighborhood Garage Sale. We brought in 6,500 pounds of shredded paper! R2 Electronics Recycling left with a truck load of electronics that will be repurposed if possible or responsibly recycled. The Salvation Army was also here to take donations from many generous residents.

## 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.

## Food Trailer Night



Join us Friday, May 10th from 5pm – 8pm at the Community Center (Corner of Spruce Canyon and La Crosse) for good food, fun activities and great company! Please remember glass is not permitted. 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.com](http://www.circlecranch.com) under the “Stay Connected” tab as soon as it becomes available.

*(Continued on Page 3)*



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(Continued from Cover)

## Memorial Day Hours

The HOA office will be closed on Monday, May 27th and will resume regular business hours at 9am on Tuesday, May 28th.

The Community Center, Avana and Greyrock pools will be open on Monday, May 27th from 12pm – 6pm. The Swim Center pool will be open from 6am – 10am for lap swim only then from 10am – 6pm for recreational and lap swim.

## Watering Restrictions

Please visit your Water Provider's website to view current watering restrictions:

City of Austin: <http://www.austintexas.gov/department/watering-restrictions>

Midtex (South West Water Company):  
<https://www.swwc.com/texas/drought>



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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 Avana 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

Kim Ackermann ..... President

Natalie Placer McClure..... Vice President

Michael Chu ..... Treasurer

Russ Hoades ..... Secretary

Steve Urban, Alton (A.E.) Martin, Jason Bram, 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



## Help Plan Austin's Future Parks! Second Round of Community Meetings Begins May 2

The Austin Parks & Recreation Department (PARD) kicks off a second round of “Our Parks, Our Future” community conversations on May 2. Input will help park planners prioritize investments for parks, facilities, and recreational programming over the next ten years.

Since fall 2018, the “Our Parks, Our Future” long range planning process has held regional community meetings, on-site intercept engagements, and received more than 4,400 survey responses.

Upcoming meetings will seek additional guidance from neighborhoods throughout the city. The next five community meetings are scheduled for May 2 - 4, 2019:

**May 2, 6 p.m. – 8 p.m.**

South Austin Senior Activity Center  
3911 Manchaca Road  
Austin, TX 78704

**May 3, 6:30 p.m. – 8:30 p.m.**

Anderson Mill Limited District Community Center  
11500 El Salido Parkway  
Austin, TX 78750

**May 4, 10 a.m. – noon**

Circle C Community Center  
7817 La Crosse Avenue  
Austin, TX 78739

**May 4, 2 p.m. – 4 p.m.**

IBPS Buddhist Temple  
6720 N. Capital of Texas Highway  
Austin, TX 78731

**May 4, 6 p.m. – 8 p.m.**

Austin Recreation Center  
301 Shoal Creek Boulevard  
Austin, TX 78701

“We heard from more than 4,000 Austinites in the first phase of the Our Parks, Our Future planning process,” explains Kim McKnight, PARD Environmental Conservation Program Manager. “The second round of community meetings will provide an opportunity for us to combine what we heard from the public with the data we gathered about needs and gaps in services and amenities.”

For more information on the “Our Parks, Our Future” long range plan, visit [www.austintexas.gov/austinfutureparks](http://www.austintexas.gov/austinfutureparks) or call (512) 974-9478.

**“Our Parks, Our Future” Background**

The long range plan is developed every ten years and provides a blueprint to guide land acquisition, capital improvements, and the development of programs and amenities. The City of Austin’s leadership, staff, and partners are committed to involving the community in planning and decision making through a variety of means, including in-person meetings, ongoing informal

conversations, and technology. The plan is funded in part through a contribution from the Austin Parks Foundation.

Free language assistance can be provided upon request. Persons interested in attending the hearing who have special communication or accommodation needs are encouraged to call 311 at least five days before the public meeting. Every reasonable effort will be made to accommodate these needs.

Ayuda gratuita en su idioma se puede proporcionar por petición. Personas interesadas en asistir el audición que tienen necesidades especiales para comunicación están alentados a llamar al 311 por lo menos 5 días antes de la reunión publica. Cada esfuerzo razonable sería hecho para acomodar sus necesidades.

For more information, visit [www.austintexas.gov/austinfutureparks](http://www.austintexas.gov/austinfutureparks) or email [AustinFutureParks@austintexas.gov](mailto:AustinFutureParks@austintexas.gov).





## The Gorzycki Middle School Choirs

The Gorzycki Middle School Choirs, under the direction of Mr. Brad Heckler, participated in the 2019 UIL Choir Contest on April 2 & 3 at the AISD Performing Arts Center. The non-varsity tenor-bass choir, Tiger Tones, & the varsity treble choir, Grace Notes, both received Sweepstakes. Sweepstakes is the highest honor a choir can receive because choirs must be given top scores from most of the six judges in their concert & their sight-reading portions of the contest to receive this distinction.



Boys who performed with Tiger Tones are Parker Bryant, Michael Davenport, David Dow, Joshua Farnell, Cade Harrison, Kevin Howard, Connor Keeler, Aiden Le, Diego Lopez, Benjamin Marzani, Ethan Moyer, Eric Pham, John Salvo, William Sylvester, Zane Wiggins, & Mikey Zarrouk.



Girls who performed with Grace Notes are Yasmeen Aljamal, Aisley Bennett, Isabel Cherukuri, Norah Cullicott, Ava Escobar, Ayden Frosch, Jillian Harder, Lainey Killian, Angela Le, Marisa McBurney, Hannah Merkel, Naomi Miller, Emma Phillips, Georgia Schmitt, Laura Schulze, Rebecca Torres, & Tiffany Yin.

**Mr. Brad Heckler,**  
**GMS Choir Director / Piano Instructor**

TMEA Region 18 MS Choir Website Manager & Clinic  
/ Concert Host  
FUMC Baritone Section Leader

**Diane Gorzycki Middle School**

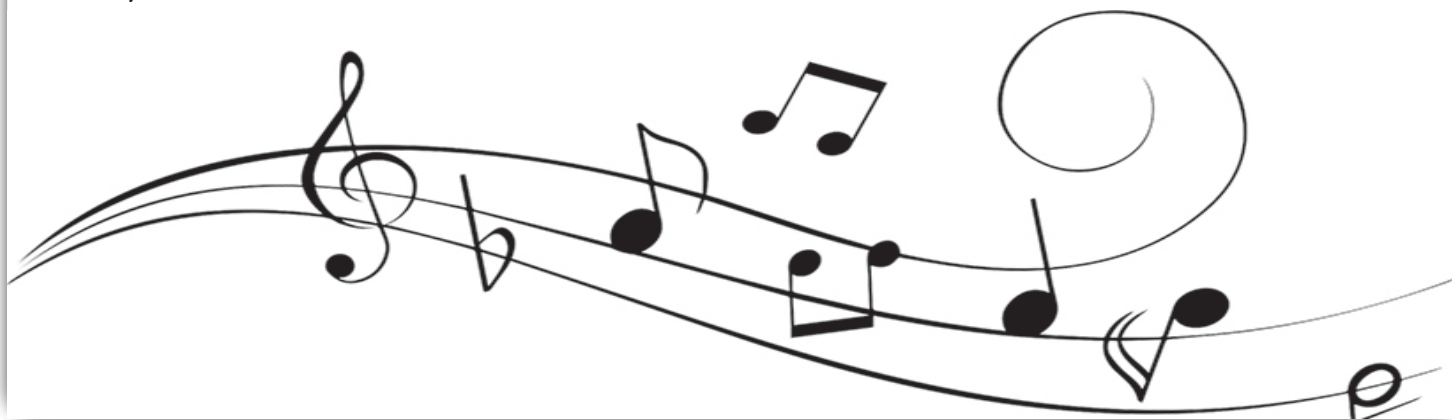
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## AQUATICS NEWS

### 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@cswim.net](mailto:coordinator@cswim.net) to set up an interview.

### 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@cswim.net](mailto:lessons@cswim.net).

### Lifeguard Class

We have added a June lifeguard class to our schedule! The June class will be June 1st- June 7th. Apply online at [cswim.net](http://cswim.net)!

### 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.

### The Circle C Seals Swim Team Opens their 2019 Summer Season on Sunday

The Circle C Seals Swim Team opens their 2019 Summer season on Sunday, May 5th and would like to invite Circle C residents to come out and cheer on 250+ Seals! All home meets are held at the Circle C Swim Center (5919 La Crosse Ave) — this year's Seals schedule includes four home meets and three away meets:

**May 5th: HOME MEET** - CC Seals Timing Meet (6am - 10:30am)

**May 18th: HOME MEET** - CC Seals hosts South Austin Area Barracudas (6am - 1pm)

**June 1st: HOME MEET** - CC Seals hosts Travis Country Sharks (6am - 1pm)

**June 8th: HOME MEET** - CC Seals hosts Belterra Marlins + Hays Swim Club Tidal Wave (6am - 1pm)

**June 15th: AWAY MEET** - CC Seals @ Shady Hollow Sting Rays

**June 22nd: AWAY MEET** - CC Seals @ Western Oaks Dolphins

**June 29th: AWAY MEET** - Capital City Summer League Championship Meet at Texas A&M

The Seals Swim Team is under the direction of Head Coach, Colleen Cox who is a long time Circle C resident, and former Olympic medalist. Coach Colleen has an incredible team of assistant and volunteer coaches who are also all Circle C residents and local swimmers. The 2019 Seals and coaching staff are proud to represent the Circle C community in the Capital City Summer League! Go SEALS!



### 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

6a-10a Lap Swim Only

10a-6p Rec Swim

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

### Memorial Day, Monday 5/27

#### Swim Center

6a-10a Lap Swim Only

10a-6p Rec Swim

#### Community Center, Avaña

#### and Greyrock

12p-6p



## 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!

### AMERICAN BASKET-FLOWER (CENTAUREA AMERICANA)

No one-trick pony, American basket-flowers are almost as stunning before and after their "prime" as when they're in full-bloom glory. This drought-hardy annual starts adding vibrant color to prairies and roadsides in May and June, but its fluffy, tan seedheads and wickerwork bracts remain beautiful after the creamy disc flowers and filamentous, purple-pink ray flowers have expired. *Centaurea americana* gets its common name from the basketlike quality of those straw-colored bracts, which are fascinating to behold pre-bloom, as well, when violet petals just begin to emerge from their handy container. This natural weaver boasts sweet-smelling, showy flowers that attract people and butterflies alike, and it makes for an amazing cut flower for arrangements. There is truly much to love — a basketful you might say.



### SPRING OBEDIENT PLANT (PHYSOSTEGIA INTERMEDIA)

Just about everyone can relate to wanting something to stay put, be it a mischievous puppy, a wandering toddler or even a wayward plant. Good luck with the first two, but — thanks to a dutiful perennial known as spring obedient plant — we can at least have some order in our gardens. A member of the mint family, spring obedient plant earned its name from its flowers' tendency to stay where you push them, at least temporarily. This water-loving southern belle does well in low areas such as rain gardens and along wetland edges. And it thrives with heavy, clay soils and sun to part shade, so you've got options. You can even grow *Physostegia intermedia* in a drainage ditch and not hear complaints. Now that's what we call good manners.



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



### MOMS JUST WANNA HAVE BRUNCH

Give your mom gardens full of flowers this Mother's Day. Bring the special women in your life to the Wildflower Center for breathtaking views, made-to-order omelets, fresh fruit and heavenly pastries on Sunday, May 12. More details at [wildflower.org/events](http://wildflower.org/events).

*Submitted by Amy McCullough, Lady Bird Johnson Wildflower Center. Photography by Carolyn Fannon (American basket-flower), Ray Mathews (spring obedient plant) and Wildflower Center (entrance sign)*



## Mosquitoes



Mosquitoes can not only be irritating by biting, but they also are able to transmit various diseases to humans and animals. They are known to transmit heartworm in dogs and cats, and they can spread encephalitis (including West Nile Virus), Chikungunya, Zika, dengue, yellow fever, malaria and filariasis among humans.

Most female mosquitoes require a blood meal for egg production whereas males feed on nectar and do not bite. Eggs are laid on the surface of water or in dry locations that can be flooded by water. Eggs laid in dry locations can remain dormant under for several months. Eggs hatch into larvae, or wigglers. Mosquito larvae live in water and feed on organic debris or microscopic plants and animals. Larvae molt into pupae which are non-feeding. Mosquito pupae spend the majority of their time at the surface of the water, only moving when disturbed.

Many things can help to reduce mosquito problems around the home. Since three of the four life stages of mosquitoes are in or near water, it is best to eliminate all sources of standing water. Containers such as watering cans, buckets and bottles can turn into mosquito breeding grounds. Water should be drained from birdbaths, gutters, flowerpots and pet dishes at least once a week. Children's wading pools should be emptied of water at least once a week and stored so they cannot collect water when not in use. Tree holes should be filled in with sand or mortar, or drained after each rain. Leaky faucets and pipes located outside should be repaired.

Areas that cannot be drained, such as ponds or large rain collection systems, can be stocked with fish that eat mosquito larvae. Dunks can also be used in these areas. Dunks are a small, donut-shaped

product that contains *Bacillus thuringiensis* var. *israeliensis*. The donut disrupts the life cycle of the mosquito and is non-toxic to humans, amphibians and fish.

Avoiding outdoor activities during peak mosquito hours is the best method to avoid being bitten. When outside, wear loose-fitting, light colored clothing with long sleeves & long pants. Repellants containing active ingredients such as DEET, picaridin, IR3535, oil of lemon eucalyptus (OLE), para-methane-diol (PMD), or 2-undecanone can be effective to keep mosquitoes from biting when evening activities cannot be rescheduled.

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)

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Or visit us on the web [www.clavierwerke.com](http://www.clavierwerke.com).

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# News You Can Use

## Why Acupuncture?

By: Yunguang Yang (Lily), Licensed Acupuncturist & Herbalist, MAOM, Dipl. O.M. (NCCAOM)

Some people have regular acupuncture maintenance treatments as part of their pursuit to stay healthy and active, others prefer acupuncture to Western medicine because:

1. They have a condition that does not respond to conventional care, so that they have to look for alternative health care options.
2. Conventional care often involves drugs with undesirable side effects or unwanted, perhaps risky medical procedures.
3. Western drugs are expensive and when multiple drugs are used at the same time, they could interfere with each other.
4. Patients prefer a natural, holistic medical approach to healthcare.

Acupuncture and Traditional Chinese Medicine (TCM) are safe with little side effects, because the herbal ingredients are combined to minimize and counteract the possible side effects. They work together to balance the body and allow the body to heal itself.

### DOES IT HURT?

Acupuncture needles are very different from clinical, hollow needles used for ordinary injection, vaccinations, etc. Acupuncture needles are not much thicker than a human hair

and insertion of an acupuncture needle is practically painless. In some cases, you may not even know the needles are in place, in others, there may be some tingling, warming, heaviness, or a feeling of the Qi moving up and down the channels in your body. Most people find acupuncture extremely relaxing and many fall asleep during the treatment.

### WHAT ARE THE MAIN OBJECTIVES OF ACUPUNCTURE TREATMENT?

The main objectives of an acupuncture treatment can be summarized in five main categories:

1. Relieve pain and other symptoms.
2. Relieve stress and emotional issues.
3. Treat addictions and substance abuse.
4. Strengthen the immune system.
5. Balance, harmonize and integrate functions of organs with each other, making for a unified and healthy person.

Talk to your licensed Acupuncturist about what acupuncture and TCM can do for you. For more information, please visit [www.amaranthacupuncture.com](http://www.amaranthacupuncture.com) or [www.facebook.com/amaranthacupuncture](http://www.facebook.com/amaranthacupuncture).

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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.





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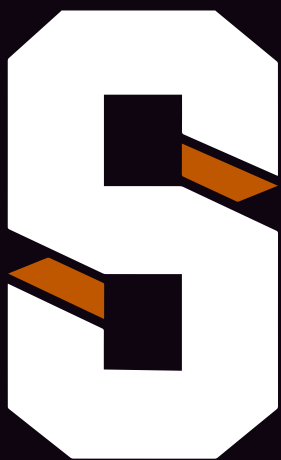
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**Business classifieds** (offering a service or product line for profit) are \$75, limit 40 words, please contact Peel, Inc. Sales Office @ 512-263-9181 or [advertising@PEELinc.com](mailto:advertising@PEELinc.com).

**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).



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Marcia@Avantehomes.us

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Call the Circle C Cafe at 512-288-6058 for your weeknight meal! Mention Avantehomes.us and get a complimentary beverage with each meal.



Ronda Johnson of Teamlukehopeforminds.org thanks Marcia for her generous donations with the sale of every home sold in Circle C Ranch!



**SOLD IN 3 DAYS**

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  
10105 Wildflower Lane

**...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.



**Serving Austin since 2001**



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**Board Certified Oral and**  
**Maxillofacial Surgeon**  
**512-447-6684**



**AUSTIN Kids Teeth**

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



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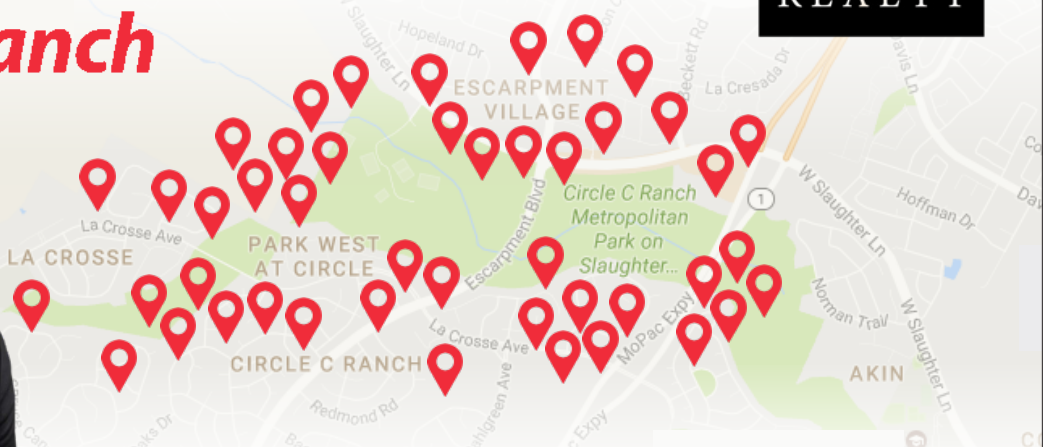
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**Chad Goldwasser** has helped more than 270  
clients buy and sell homes here in

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GOLD  
REALTY**

## **Circle C Ranch**



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



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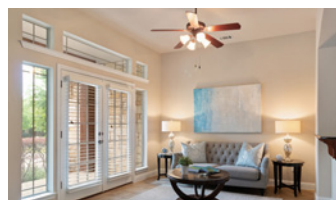
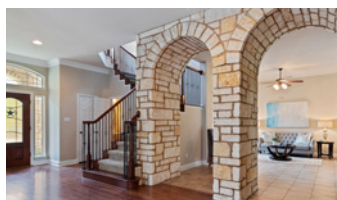
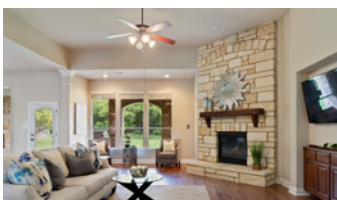
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# ASHLEY AUSTIN HOMES



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Ashley Stucki is the highest volume producing agent in Southwest Austin. An expert negotiator, Ashley ensures her buyers and sellers get the best possible price. In the past twelve months, her listings have sold in less than HALF the time of other agents.

With Ashley, her process is designed to be unlike any Austin agent. It's highly targeted, communication is transparent, marketing is enviable and her knowledge of real estate trends is unmatched in Austin.



Hey Circle C Ranch, what an exciting real estate market we are currently experiencing! Below and on the back page is The Squires Team's sales activity for the past month leading into April. Some of the homes will have square footages and pricing to show what these properties are getting in the marketplace. We work with both sellers and buyers, as we have over 40 years sales experience in Southwest Austin and over 30 years in Circle C. We are selling our listings so high that many are not appraising, but John knows the secrets to getting top value for your property *and* having it appraise/close on time. You need the most experienced agent in Circle C Ranch home sales working for you when you are experiencing multiple offers, financed offers and very high contingency offers. You don't want to choose the wrong buyer to have the transaction fall apart. John can help you negotiate your home to achieve the highest net price to you AND provide you with a seller's leaseback to allow the smooth transition into your new home or next destination. Give John a call any time to speak about the market or what may be changing with your families housing needs. Below are 3 properties that John represented the buyers to purchase their dream homes. The back page are 5 of John's latest listing sales this month.

**10821 Albergo Cove** - Stunning brand new built 1 acre property. Lennar/Village builder took one year to complete this magnificent home. 5300 ~ sq. ft at **\$1M+++** Custom, glassed-in wine vault, pro media rm., rock fireplace, city views.



**13029 Malletto Drive**—Gorgeous brand new built Lennar/Village home on a nice cul-de-sac, backing to permanent greenbelt. All the latest in quartz, w/soaring ceils. 3300~ sq. ft. **Listed in \$630,000.'s**



**7800 Bettis Trophy**—Beautiful, sandstone 1-story in the gated Golf Course Estates with crystal blue pool and hot tub. Fantastic, open plan at 3382~ sq. ft. **Listed at \$750,000.**



John Squires' 'sell' phone is **(512) 970-1970**. Call OR text for a no-obligation appointment with John to find out your home's value in today's marketplace. John can also represent you in the purchase of any property. You may call John personally at any time, as he is always available for you. He takes all his own calls, so give him a shout!



**9441 El Rey**— Unbelievable estate sand stone home with pool/guest house on 1 manicured acre with media room, pool, professional wood working shop and more! Tons of room to roam with no immediate neighbors. Approximately 4800~ sq. ft. in Granada Oaks Estates priced at **\$899,000.**



**5204 Corrientes Cove** Beautiful estate home in Circle C on the park. Probably the largest pool in CC. Pulte, executive series home on cul de sac, on approx. .40 acre lot backing to greenbelt. Over 100 people came through John's open house in 3 hours! Approx. 3635 sq. ft. Priced at **\$679,000.**

**6505 Walebridge Lane**— Fabulous Pulte 1-story model home on a large tree-shaded lot in the heart of CC. High ceilings, private and on top of a little hill within quick walking distance to school and pool. 2120~ sq. ft. for **\$424,500.**



**#1** realtor in Circle C Ranch real estate with approximately **565~** homes sold to date.. Over **1080~** 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! Call John's direct 'sell' phone at **(512) 970-1970.**



**11400 Hollister**—Nice Fedrick Harris home in Muirfield Estates with outdoor patio, fireplace, wood floors and soaring ceilings. Game room and media room PLUS 3.5 car garage! Approx. 3025 sq. ft. priced at **\$564,500.**

**7905 Crandall Road**— Gorgeous 1-story, Fedrick harris Winchester plan with outdoor fireplace and patio/grill. In exclusive Muirfield, gated subdivision. Large, open plan with 4 bedrooms and 3.5 baths. East lifestyle living at it's best. Approx. 2850 sq. ft. Listed at **\$539,000.**



(You'll never be handed off to an assistant, as John speaks directly with all his clients.)



As always, "Buy or Sell with me, use the Truck and Trailer for Free!" As a client of John Squires, you may use the trailer for all your local moves, furniture pick-ups, hauling of household goods, gear,...basically anything legal, as long as you are safe. Availability depends on current demand.