



Volume 16, Number 6

JUNE 2019

www.circlecranch.info

HOA Announcements

Important Dates

Monday, June 3rd

Summer Pool Hours Begin

Friday, June 14th

Food Trailer Night

Saturday, June 22nd

Dive in Movie Night (feat. "Shrek" @ Swim Center)

Tuesday, June 25th

CCHOA Board Meeting

Thursday, July 4th

4th of July Parade

Thursday, July 4th

CCHOA Office Closed

Swim Center Pool Closures

The Swim Center (corner of La Crosse & Escarpment) will be closed Saturday, June 1 and Saturday, June 8 until 1:00pm for swim meets. We greatly appreciate your patience and understanding during these occasional closures.

Summer Pool Hours

Grab the pool bag and dig out those pool cards because summer pool hours start on Monday, June 3rd! If you need to register for your pool membership, you can download the Resident Information Form at www.circlecranch.com under the Aquatics/Membership tab. You can also contact Circle C Aquatics at customerservice@ccswim.net or 512-288-6057 if you have any questions.

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 (Southwest Water Company): <https://www.swwc.com/texas/drought/>

Food Trailer Night



Join us Friday, June 14 from 5-8pm 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 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, such as the Food Trailer Lineup, will be posted on our website at www.circlecranch.com under the Stay Connected/News & Announcements tab as soon as it becomes available.

CCHOA Board Meeting

The Circle C HOA Board of Directors meets the last Tuesday of the month at 6:30pm at the Circle C Community Center (7817 La Crosse Avenue). Homeowners may sign up to speak for the Homeowners Forum at the start of the meeting by calling the HOA office at 512-288-8663 or by sending an email to info@circlecranch.com. The agenda for the board meeting and prior board meeting agendas and minutes can be found on our website, www.circlecranch.com, under the Resources Tab. The agenda for the upcoming meeting will be posted the Friday prior to the meeting.

Parking at the Swim Center and Mail Center

Our neighborhood pools have a very limited amount of parking spots as many of you may know. We greatly encourage our already very active neighborhood to take advantage of the sunny days and walk or bike to the pool to avoid the everlasting wait for a parking spot. The spaces in front of the Child Development Center building are designated for the CDC during hours of operation. Outside of the CDC's operating hours, residents are welcome to park in

(Continued on Page 3)



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(Continued from Cover)

these spaces. There are also spaces in front of the mailboxes at the Swim Center designated for mail pick up only. Please refrain from parking in the 4 designated mail center parking spaces for any use other than mail pick-up. This mail center is the largest of all the mail centers in Circle C and services over 900 residents, so please keep your neighbors in mind.

Trash Cart Reminder

The HOA receives numerous calls about visible trash and recycling carts. Please remember to store your trash and recycling cans in your garage or out of sight from the street after trash/recycling is collected. Do your part to help keep Circle C a beautiful place to live.

Top 10 Things to Keep Your Yard Great in Circle C Ranch

The Circle C Homeowners Association routinely monitors the neighborhood in hopes of keeping the front yard street view of all homes in compliance with the Covenants, Conditions, and Restrictions of Circle C Ranch. The Architectural Control Committee set some guidelines for front yards which will help owners keep their yards in attractive condition as stated in the CCRs. These guidelines are posted at www.circlecranch.com.

In general, the goal is to have all front yards look neat, uncluttered and sufficiently landscaped.

Top Ten:

- Lawn and garden areas should be mowed, free of weeds, alive and attractive
- Shrubs should be trimmed so at least 2/3 of the front windows of the home are visible
- No plastic pots (i.e. original garden containers), no artificial flowers, no empty pots (unless they are utilized as a landscape feature), no pots within 10 feet from the curb (right of way), no pots randomly placed throughout the yard.
- Limited yard art in the front yard (statuary, fountains, gazing balls, bird houses, etc.) and yard art must be integrated into the landscape. Please move extra yard art to the back yard.
- Trash cans and recycle bins should not be placed in front of the garage; they should be screened from view of other owners.
- Holiday lighting, decorations, etc. should be removed within two weeks after a holiday.
- Signs should not be nailed or attached to trees and no signage within 10 feet from the curb
- Front yard patios need to be approved by the Architectural Control Committee, are limited to two chairs and a small table or other furniture approved by the Architectural Control Committee.
- No lounge chairs, fire pits or extensive front yard patios are allowed: patios that are installed must have approved landscape screening around them.
- Front screens must be in good condition (i.e. not frayed, sagging, with holes, or turned color due to age). Front screens may be removed. The average life of a screen is seven years. If you change the color of the screen, the new color must be approved by the ACC.
- Front yards that are converted to a water wise plan may not be all crushed granite with only a few plantings. All conversions must be approved in writing by the ACC.

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 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

Relevant Management..... Kim Todd, 512-580-4212

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

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

Texas Gas Service 800-700-2443

Water City of Austin 512-972-1000

MidTex Water Company 866-654-7992

Solid Waste City of Austin 512-974-1945

Post Office Oak Hill Station 800-275-8777

Announcements



HOA Frequently Asked Questions

What are the rules on trash containers and recycle cart storage?

Trash containers and recycle carts are permitted to be at the curb only on your scheduled collection day and until 10pm. This is a requirement of the City of Austin. Trash containers and recycle carts are to be stored where they are not visible from the street at all other times.

Are basketball goals allowed in Circle C?

Permanently installed goals are not permitted in Circle C unless approved by the Architectural Control Committee. The deed restrictions state that basketball goals are to be stored out of the view of neighbors when not in use. City of Austin code prohibits portable basketball goals in the street or right-of-way (10ft back from curb); you may report to 311

Are cars allowed to be parked on the street?

The CCHOA does not have jurisdiction over the streets in Circle C; they are the responsibility of the City of Austin. City of Austin regulations on abandoned vehicles may be found on the City's website at: <http://www.austintexas.gov/department/vehicle-abatement>. Please call (512) 974-8119 to report an abandoned or non-operating vehicle.

What should I do about barking dogs and stray animals?

Stray animals may be picked up by animal control by calling 311. The City of Austin states it is unlawful for dogs to make frequent noise disturbing to persons in the neighborhood, and violations should be reported to the City. You may also call the CCHOA office at 512-288-8663 with specific date and time for excessive barking. The staff will send a cooperative letter to the homeowner.

How do I report a street light outage?

Every light pole has an assigned number mounted on the pole. Call the City of Austin 311 non-emergency number to file a report of the street light outage using the assigned number mounted on the pole to specify which light pole has the outage.

Are boats, trailers and recreational vehicles allowed in Circle C?

The Deed Restrictions require that any vehicle or trailer other than a conventional automobile be stored, placed or parked in an area concealed from view of other homeowners. Our restrictions only apply to boats, trailers, and RVs on private property. The CCHOA has no authority over what may be parked on the public street. A boat or trailer in the street that is not attached to a vehicle should be reported to

COA Abandoned Vehicles, 512-974-8119.

What are the rules on maintenance?

Homes are to be kept in a well-maintained, safe, clean and attractive condition at all times. Lawns and garden areas should be kept alive, free of weeds and attractive. Lawn mowing is required on a regular basis. Litter, trash, dead vegetation and debris should be promptly removed. Trees and shrubs are to be pruned. Public right of way and sidewalks should be clear and unobstructed. All shrubbery should be trimmed away from street signs and from corner traffic sight line obstructions.

What are the rules in Circle C on walking with your dog off leash and what about picking up after your dog?

Both of these issues fall under the jurisdiction of the City of Austin. It is against COA ordinance to have a dog off leash except on your private property. It is also a requirement by the City that dog owners pick up and properly dispose of their dog's feces. Please keep our landscaped commons areas beautiful and clean for the enjoyment of all.

Do I have to submit plans for improvements and/or additions to my home?

All improvements such as changes in paint or roofing color, decks, patio covers, pools, change in fencing or any other permanent structure must be submitted to the Architectural Control Committee. You may download an application form as well as a fee schedule on our website at www.circlecranch.com under the "ACC" quick link section.

What do I need to visit the Swim Center?

All residents must possess and show their swim center ID card to enter any Aquatics facility. ID cards are available at the Swim Center office located at 5919 La Crosse Avenue. You may also go online at <http://www.circlecranch.com/Circle-C-Aquatics-313990-14837.htm> for more information to download the required forms.

Are door-to-door solicitors and door flyers allowed in Circle C?

Both of these issues are governed by the City of Austin, full details can be found on their website at: www.austintexas.gov/. By City Ordinance, solicitors must abide by "No Soliciting" signs on private property. Some neighbors have had success in placing a small "No Soliciting" sign near their doorbell and/or a small staked sign near the front porch. Suspicious solicitation should be reported to 911 at the time of occurrence.

AQUATICS NEWS

Contact

For more information on all programs offered at Circle C Aquatics, email Amanda at coordinator@ccswim.net.

Dive in Movie

Join us at the Swim Center on Saturday, June 22nd at dusk to watch Shrek! The recreational area in the pool will be open for families to swim while watching the movie! The lap lanes and baby pool will not be open. Guests subject to guest policies and fees. Please no glass or alcohol. Coolers will be checked upon entry.

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!

Masters Participants

Come swim as the sun comes up with the Masters participants. We offer an 6 am class 2 days a week and an 8 am class 2 days a week. Coach Erin will get your heart pumping and energized for the day. Come by for 2 free practices before you join!

Summer Pool Hours

June 3rd - August 18th

Swim Center

Monday: Closed

Tuesday- Friday: 6a-10a

Lap Swim Only

10a-8p *Rec Swim*

Saturday: 7a-10a

Lap Swim Only

10a-8p *Rec Swim*

Sunday: 10a-8p Rec Swim

6a-10a *Lap Swim Only*

10a-6p *Rec Swim*

Community Center, Avaña and Greyrock

Monday - Friday: 11a-7p

Community Center Closed on Tuesdays

Greywork Closed on Wednesdays

Saturday/Sunday: 11a-7p

Saturday and Sunday: 11a-7p

Avaña

Monday-Friday: 9a-7p

Avaña closed on Thursdays

Saturday and Sunday: 9a-7p

4th of July Hours

Swim Center

6a-10a Lap Swim Only

10a-6p Rec Swim

Community Center, Avaña Pool and Greyrock

12-6pm



Around Circle C

Millipedes



Millipedes are often mistaken for worms. While millipedes have elongated bodies similar to worms, they have lots of legs which worms lack. Millipedes have a long, cylindrical body, a pair of antennae and two pair of legs on

each segment of their body. They often curl into a spiral as a way to protect themselves when threatened.

Millipedes live in moist environments such as soil, leaf litter, and compost piles, under mulch, rocks or wood. Millipedes most often feed on decaying organic matter, though some are carnivorous. They are not typically thought of as pests, but more of a nuisance although they may occasionally damage seedling plants by feeding on stems and leaves.

Large numbers of millipedes may move into structures after heavy rainfall or during periods of drought. If millipedes do wander indoors, they usually die quickly due to lack of moisture.

Tips to prevent millipedes from moving indoors:

- Move objects providing harborage (compost piles, firewood, stones) away from structures
- Create a band of gravel between the home foundation & landscape beds
- Adjust watering schedules if overwatering
- Turn mulch so it dries out
- Seal accessible areas where millipedes can move into the home- around doors & windows; pipe penetrations, etc.
- Ventilate crawl spaces to allow for air flow

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

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In the Yard | June 2019

Submitted by Jackie Rollins



Park West residents Stacie and Joe Gassman have much to enjoy with the ambience and greenbelt view from their enclosed and stunning backyard terrace.

GO GREEN



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Bird Bath Bliss

By Cheryl Conley, TWRC Wildlife Center



The heat is on! Just like us, birds enjoy and need a clean drink of water and a cooling bath. You can do birds a great service by providing a birdbath where they can drink, bathe and preen. Here is some helpful information regarding birdbaths.

- Birds aren't going to swim in it so it doesn't have to be deep. They only partially submerge their bodies so the optimal depth is from 1 to 3 inches.

- The bottom of your birdbath should not be slippery. If it is, you can add small rocks to the bottom.

- Birds are attracted by moving water so if you want to attract a larger number of birds, you should consider purchasing one with that feature. If you already have a birdbath, you can purchase a piece to attach to it. There are also misters available for purchase.

- Your birdbath need not be fancy. Trust me, birds don't care. The color, shape and style is of little importance

- A dirty birdbath is hazardous to birds. Stagnant water can harbor unhealthy concentrations of bacteria that cause diseases. Stagnant water can also attract mosquitoes that may carry diseases dangerous to both humans and birds. There are numerous soaps and cleansers on the market but the best solution to keeping your birdbath clean is to mix nine parts water to one part vinegar. Chemicals found in commercial cleaners can strip birds of essential oils in their feathers. Scrub your birdbath with the solution and a brush and rinse, rinse, rinse. Be sure to refill the birdbath every couple of days. There are self-cleaning, self-filling units on the market, too, although you can expect to pay considerably more for those.

- In our part of the country, it doesn't get extremely cold in the winter but you can add a heater to the birdbath if you wish. Just search for birdbath heaters on the web.

TWRC Wildlife Center is admitting hundreds of baby birds right now and some are coming to us needlessly. When baby birds are old enough, they will leave the nest before they are able to fly. They will spend several days on the ground until their flight feathers develop. These birds are called fledglings. Before picking up the fledgling, wait and observe. In most cases you'll see Mom watching over them and feeding them. If you don't see Mom after a period of time, it's okay to rescue the bird and bring it to us for care. Do not attempt to feed it or give it water! Keep in safe and warm in a box and get it to us as quickly as possible. If you have any questions, you can call us at 713.468.8972. Hours are Monday-Thursday, 10am to 7pm. Friday, Saturday and Sunday, 10am to 2pm.

Happy Father's Day!



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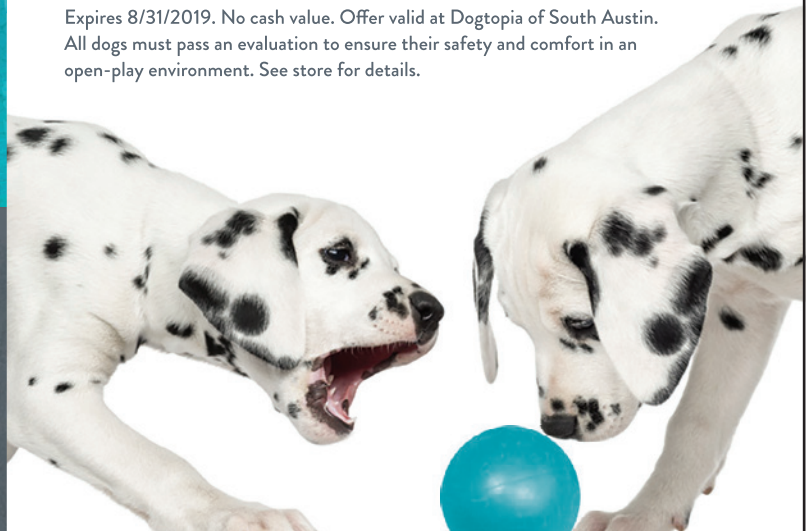
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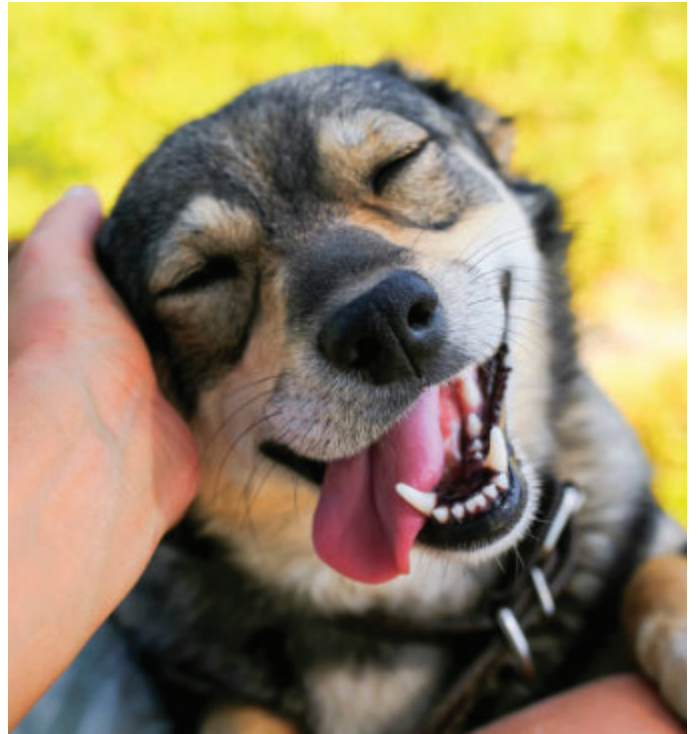
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Dr. Sarah Behmanesh, DDS

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.

Alzheimer's Texas Launches Shop2Give Mobile Fundraising Tool

Alzheimer's Texas launched a new mobile fundraising tool, Shop2Give, to compliment online and event - based donations and help meet fundraising goals. Using the free app, supporters can securely and conveniently make in-store mobile purchases at tens of thousands of restaurant and retail locations nationwide, or shop popular online stores, and Shop2Give donates a percentage of every mobile checkout to our organization.

"Alzheimer's Texas is excited to partner with Shop2Give and provide our constituents an innovative way to support us," says Christian Wells, Executive Director of Alzheimer's Texas.

Shop2Give is the first fundraising solution for nonprofits that captures recurring revenue from supporters' in-store mobile and online purchases – at no cost to us or our supporters. Using Shop2Give, Alzheimer's Texas can now tap into billions of mobile and online spending, providing incremental revenue, as well as engaging current donors and attracting new supporters.

Supporters can click here to download the free Shop2Give app, link a payment method (debit or credit card), and support Alzheimer's Texas while they are shopping. Shop2Give was

developed by Atlanta-based Sionic Mobile, the leading provider of cloud-based connected commerce and loyalty gateway services.

Modernize Your Mission, LLC is a reseller of the Shop2Give mobile app nationwide. They offer various methods of donation-gathering on how the world wants to donate today: Through online or mobile app means. They make it simple, secure and easy for donors to support your cause anywhere in the country.

About Alzheimer's Texas

Alzheimer's Texas is dedicated to eliminating Alzheimer's disease through the advancement of research and to enhance care and support for individuals with Alzheimer's disease and related disorders, their families, and caregivers. The organization provides care consultations, 24-hour help line, support groups, respite care, educational and social engagement programs, and professional training. Alzheimer's Texas was founded in 1982 and serves Central Texas. For more information, visit www.txalz.org.



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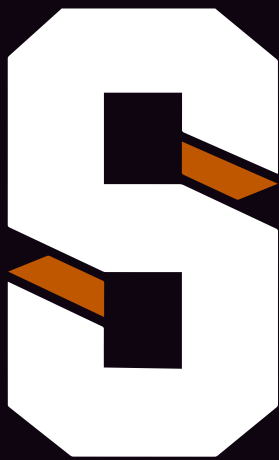
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TOO MANY GUESTS? NOT ENOUGH BEDROOMS! South 20 Austin is Circle C's only B&B. Each Casita has a king bed, kitchenette, fireplace, sitting area and patio. 20 gated acres at 11949 Escarpment Blvd. For reservations call 512-338-0904 or visit www.south20austin.com

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.

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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
10105 Wildflower Lane

...and MANY more!!

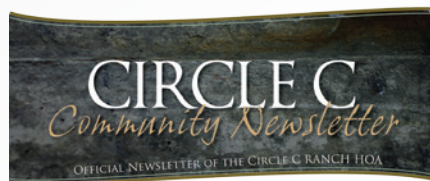
CALL or TEXT Marcia TODAY to sell your home.
She may have already sold your floorplan!!

Proud supporter of local charity Teamlukehopeforminds.org

SOLD IN 3 DAYS

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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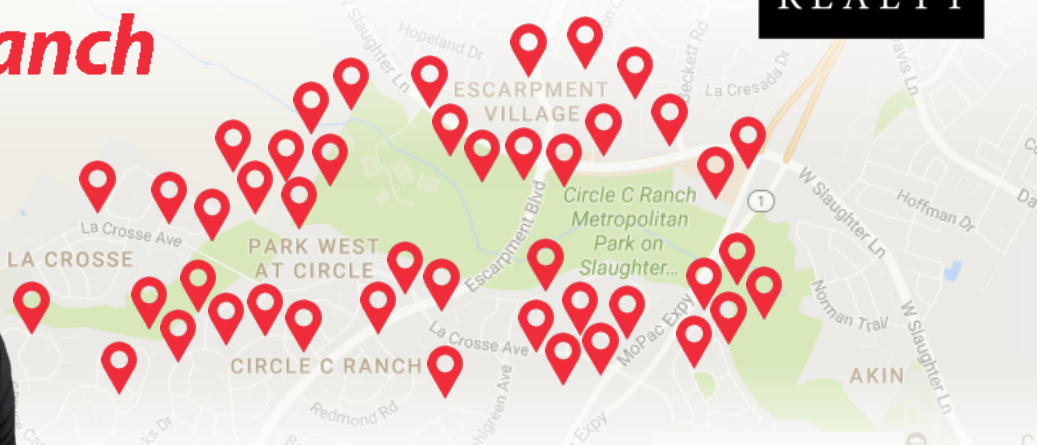


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Circle C Ranch



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1st quarter market statistics for Circle C Ranch. (January 1st through March 30th, 2019)

1-story home's statistics in Circle C Ranch active, pending and Sold!

Active 1-story homes still on market from 1st quarter. 5 homes, average square footage is 2,355, price per foot is \$203.34 and list price is \$477,360. Days on market is 60.

Contract Pending 1-story homes from 1st quarter. 2 homes, average square footage is 2,387, price per foot is \$215.36 and list price was \$494,553. Days on market is 51.

SOLD! 1-story homes from 1st quarter. 20 homes sold, average square footage is 2,281, price per foot is \$204.96 and sold price was \$454,558. at 50 days on market.

2-story home's statistics in Circle C Ranch active, pending and Sold!

Active 2-story homes still on market from 1st quarter. 6 homes, average square footage is 3,377, price per foot is \$172.68 and average list price is \$587,583. Days on market is 82.

Contract Pending 2-story homes from 1st quarter. 8 homes, average square footage is 3,039, price per foot is \$193.50 and list price is \$588,287. Days on market is 142.

SOLD! 2-story homes from 1st quarter. 28 homes, average square footage is 3,159., price per foot is \$176.44 and sold price was \$554,728 at 63 days on the market.

"Give where you live!" Keller Williams enjoys giving back to the Austin community that has allowed our company to prosper over the past 33 years. Each year we have "Red Days" in which the agents volunteer in the community in charitable events. This year it was the Community First Village, which was developed for homeless in the Austin area. We also respond to disasters, such as hurricane Harvey that struck south Texas in 2017. In the end, it's all about helping others less fortunate. Keller Williams has also donated time and resources to Angel House, meals on wheels, mobile loaves and fishes and other charitable organizations. John also donates to The 100 Club of Central Texas and the Wounded Warrior foundation. Go to SquiresTeam.com to donate.



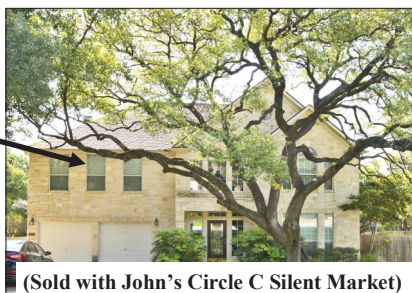
John Squires' 'sell' phone is **(512) 970-1970**. Call OR text for a no-obligation appointment with John to find out your home's value in today's marketplace. John can also represent you in the purchase of any property. You may call John personally at any time, as he is always available for you. He takes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



Hey Circle C! Below are some recent properties placed on the market or sold *before* market through the Squires' Team Circle C Silent Market program. Some sellers do not wish to have a sign in the yard or scores of folks coming through their house. Call John for more information if that is of interest to you. John fully markets all of this homes he lists to their fullest potential. *Properly* listed, *properly* priced, *properly* marketed, professionally **"Sold!"** Call John Squires to sell your home for the absolute top of the market price!

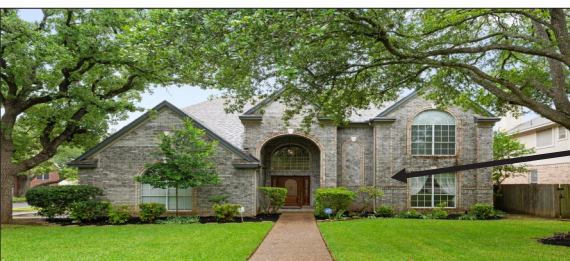


11405 LaFitte— John's listing is **"CONTRACT PENDING"** before hitting the MLS! 2-story Newmark with a **POOL** at **\$589,000.**



6433 Aden Lane— John's listing is **"COMING SOON!"** Gorgeous 2-story home with wood floors, upgraded kitchen, deck and greenbelt! **\$549,000.**

8332 La Plata Loop— John's listing is **"COMING SOON!"** Beautiful colonial backing to greenbelt with views on 2+ acres! Lewis Mountain Ranch!



10807 Redmond Road— John's listing is **"JUST LISTED!"** Fabulous David Weekley model home on corner lot. 5 beds, 4 full baths! Just a mini mansion for **\$549,000.**



10409 Foxglove Court— John's listing is **"JUST LISTED!"** backing to greenbelt! Stunning floor plan!

6432 Old Harbor— John's listing is **"CONTRACT PENDING!"** before hitting MLS! 2-story model home plan! **\$450,000.**



6526 Tasajillo Trail— John's listing is **"JUST LISTED!"** Bring on the retirees or PERFECT party pad for young couple! Stunning 3/2 cottage with pool, hi-end grill, gas fire-pit and upgraded kitchen! Call John for more info! 512 970-1970



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. Priced at **\$899,000.**

7905 Crandall Road— John's listing is a gorgeous 1-story, Fedrick Harris Winchester plan with outdoor fireplace and patio/grill. In exclusive Muirfield, gated subdivision. Approx. 2850 sq. ft. Listed at **\$539,000.**



#1 realtor in Circle C Ranch real estate with approximately **570~** homes sold to date.. Over **1085~** 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.**

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