



Volume 16, Number 10

October 2019

www.circlecranch.com

HOA ANNOUNCEMENTS

Important Upcoming Dates

Friday, October 11 – Food Trailer Night

Monday, October 14 – Winter Pool Hours Begin

Saturday, October 19 – Circle C Community Garage Sale

Monday, October 28 – Circle C Boo Bash

Tuesday, October 29 – CCHOA Board Meeting

Save the Dates

Saturday, November 16

Holiday Market

Friday, December 6

Adult Holiday Party & Casino Night

(7pm – 10pm)

Saturday, December 14

Children's Holiday Party (10am – 1pm)

Food Trailer Night



Join us **Friday, October 11** from **5:00pm-8:00pm** 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.

Circle C Community Wide Garage Sale

(Recycle/Shred/Donate at the CC)



Mark your calendars! The CCHOA will host the second Community Wide Garage Sale this year on Saturday, October 19th. 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>. Please note that this link is not yet live.

In addition to the garage sale, there will be electronics collection 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, October 19 from 10am – 2pm.

We will publish details of what items will be accepted during this event on our website, www.circlecranch.com, closer to the date of the event.

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.

(Continued on Page 3)



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(Announcements, Continued from Cover)

Not Receiving the HOA Blast Emails



If you're not receiving the blast emails the CCHOA sends out periodically, you're probably not registered. To register for the website, go to www.circlecranch.com. Once you are at the website, click the member log-in at the top right corner of the page. Here you will register and create a user name and password for your profile; once registered you can access the resident only portions of the website which includes important documents and the member directory.

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 Hodes 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

Re-Sodding Your Yard

Submitted by Circle C Landscape

If you are thinking about re-sodding your yard this fall, the King Ranch Turfgrass website is a great resource to use. They have a comprehensive "how-to" guide that we have included below along with a great section of FAQ's to get you started with your project. There may be other turf installation companies that provide detailed information as well.

In general, the best types of grasses for our Central Texas are Buffalo, Zoysia (which is found in many of the commons areas throughout Circle C), Bermuda and St. Augustine. There is a handy turfgrass selector available online to help you narrow down the best choice specific to your yard. You can find all of this information by visiting: <http://www.kingranchturfgrass.com/>.

King Ranch Turfgrass Sod Installation Guide

Preparation - Prepare the area

If at all possible, install a permanent underground irrigation system and check the water application is uniform. Most sod failures are due to improper coverage of irrigation. Eliminate draining problems by having soil slope away from foundation, etc. Rake and smooth the soil and remove rocks and roots prior to laying sod.

Water the prepared area and provide a moist base for the sod.

Turf Installation - Laying the Sod

Install your sod immediately upon delivery. Sod should be laid within 24 hours of delivery. Begin watering the sod within 30 minutes of installation. Don't wait to water the sod until you are finished with the entire project. Sod requires contact with the soil and moisture to survive.

- Handle sod carefully to avoid breakage.
- Fit sod pieces together snugly, with ends touching.
- When needed, trim sod with a sharp knife.
- Water as you go. Thoroughly water the sod.
- An application of fertilizer 6 weeks after laying sod is recommended. Sod comes fully fertilized. New roots need to grow into soil. Fertilizer can burn the new roots and prevent the sod from rooting in.
- Begin mowing sod when roots are established. Root establishment takes approximately 2 weeks. Stay off of your sod for at least 14 days. Control pets. Urine spots and foot printing on new sod can cause permanent damage.

Watering - How much, how often?

Proper watering is essential to the establishment of your new sod.

- Check your local requirements regarding watering regulations.
- During the first week, keep the sod and soil beneath thoroughly moist.
- Frequency and length of watering will depend on how warm, how windy and how rapidly the lawn dries out following each watering. The goal during the first week is to keep the sod and soil beneath moist all the time. A general guide, water twice a day during the first week.
- Watering times should be 15 to 20 minutes (3/4"-1") per watering. These numbers may need to be increased during very hot weather.
- If water starts to collect, or if local weather conditions provide rain, cut back a bit on the watering time.
- Reduce watering during the second week, gradually allowing the soil to firm up.
- After 3 weeks, your sod should be established.

Circle C HOA Halloween Boo Bash 2019

Circle C will hold its 2nd Halloween Boo Bash, Monday, October 28, 2019 from 5:30pm-7:30pm at the Community Center. Bring the kids out for a night of games, trick-or-trunk and family fun!



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AQUATICS NEWS

Masters

Come swim as the sun comes up with the Masters participants. We offer a 6 am class 3 days a week and a 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!

Private Lessons

Private lessons, in the winter? Yes! Circle C offers private lessons year round for all swimming ability. We have morning and afternoon slots open. Have a swimmer who needs to work on dives or do you need some help with some stroke technique? Sign up for private lessons today!

Contact Us

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

Winter Pool Hours

OCTOBER 14TH – DECEMBER 18TH

SWIM CENTER

MONDAY- FRIDAY:

6A-10A

LAP SWIM ONLY

4PM-7:30PM REC SWIM

SATURDAY:

8AM-11AM LAP SWIM ONLY

SUNDAY: CLOSED

COMMUNITY CENTER, AVAÑA

AND GREY ROCK

CLOSED



WILDFLOWER NOTES

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!

CHILE PEQUIN (CAPSICUM ANNUUM)

Spicy things sometimes come in very small packages. Such is the case with chile pequin, a pea-sized pepper that really packs a punch. A common recipe involves steeping them in warm vinegar to make a tangy-spicy sauce in the vein of Tabasco. The plant responsible for these little heat nuggets is pretty in its own right, with delicate white flowers and a low, bushy profile. Our horticulturists recommend planting it en masse and pruning as desired for aesthetics. Here are two fun facts to impress friends with once you've got some chile pequin to show off. First, the botanic name *Capsicum annuum* actually applies to all sorts of peppers: bell, jalapeño, cayenne and so on; the differences come from varieties and cultivars. Second, birds love to eat these fireballs, but — unlike humans — the heat doesn't affect them. One study describes birds as “indifferent to the pain-producing effects of capsaicin” (the chemical compound perceived as spiciness). Those are some tough feathered friends!



FALL ASTER (SYMPHYOTRICHUM OBLONGIFOLIUM)

Purple probably isn't the first “fall color” you think of, but it's high on our list at the Wildflower Center. This time of year, we look forward to cheery mounds of charming blooms with yellow centers and ray flowers ranging from periwinkle to lavender to violet. Fall asters certainly bring joy — and pollinators too. Bees and butterflies are wild about *Symphyotrichum oblongifolium*, which has a pleasantly sweet smell, earning it an alternate common name: “aromatic aster.” This perennial thrives in well-draining soil with little water and colonizes by stolon, so it can take over an area without much work if you if want it to (be sure to periodically thin it if you don't). Pruning will also ensure thick clusters of flowers, which have a starry-night or crowd-of-pompoms effect. So it's perfect for admirers of Van Gogh as well as football fans ... well, maybe just LSU and Vikings fans.



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

FALL FOR NATIVE PLANTS

In Texas, fall is the best time to plant! Get seeds and seedlings, shrubs, perennials, water plants, and more at our Fall Native Plant Sale. Members get in free and have the first sale day entirely to themselves. Members-only Friday, October 18; open to the public Saturday, October 19; 9 a.m. - 5 p.m. both days. Visit <https://www.wildflower.org/featured-events> for more info.

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

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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
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6612 Toolwrich Lane
10105 Wildflower Lane
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★★★★★ "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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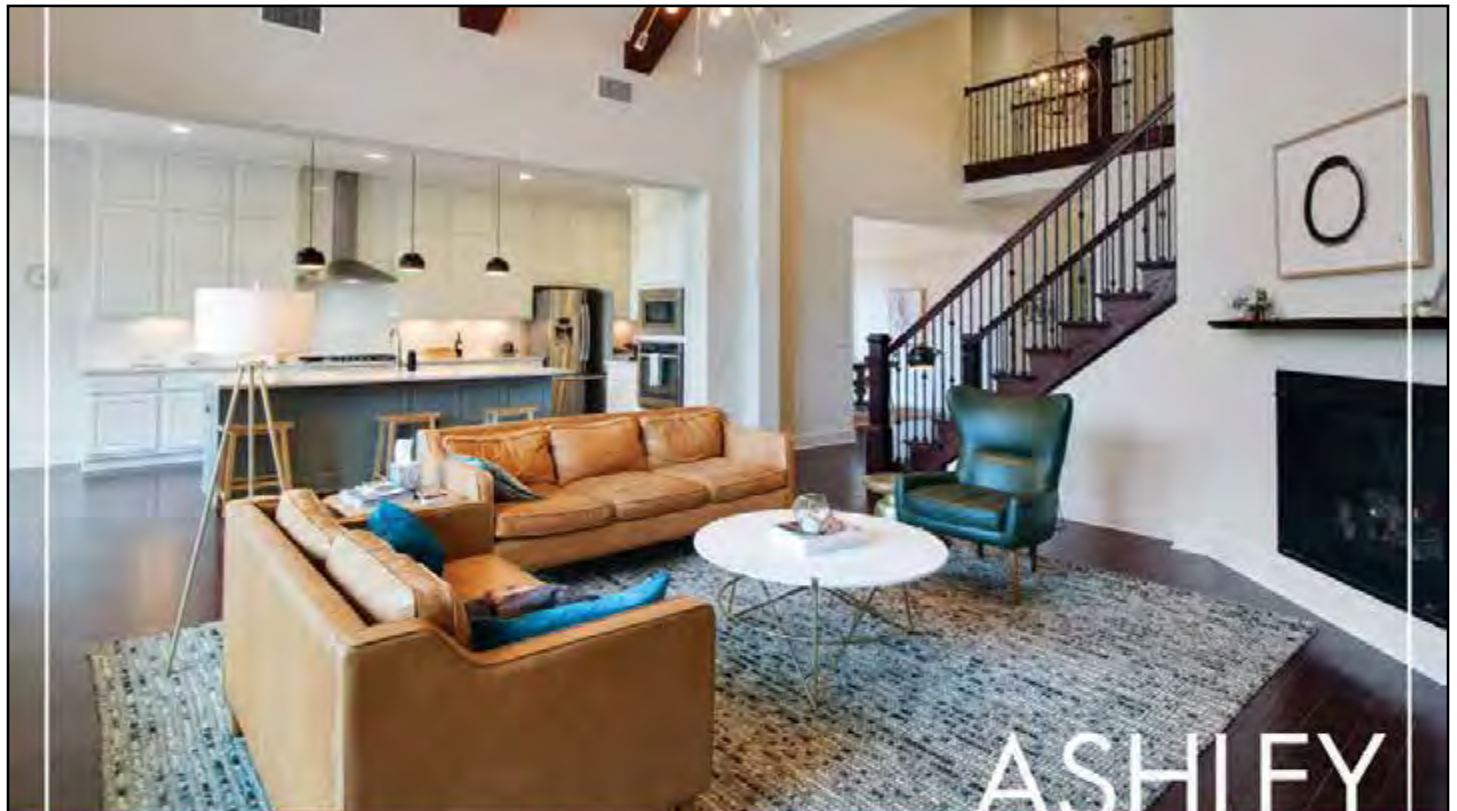


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Hey Circle C, the market is continuing to remain active, with only 31 active listings remaining in Circle C Ranch total. It appears approximately 44 homes went pending in the last month in Circle C, thus leading us to a 3~ week fluid inventory. The market still remains smoking hot for homes that are priced properly for their condition, age and location. Interest rates I've seen my clients receive lately are in the 3.875~ range for 30 year fixed, conventional loans. Loan refinances are also going crazy right now. This is the "Second Spring" or a very good market to sell your property to close for the holidays. Many, many buyers out there looking to do just that. Please give John a call to list your property for sale or see any property in Austin. **512 970-1970.**



6438 Old Harbor Lane John's new listing is **"CONTRACT PENDING"**. This listing was retained from another brokerage after they had it listed for 121 days on the market. John listed the home and sold it in 7 days for full price. Nice 5 bedroom, 3.5 bath close to Kiker. **\$479,000.**



Call John's 'sell' phone at 512 970-1970. (He's not scary)



Above are red dots indicating homes John Squires had sold up *until* 2010 (10~ years ago) in Circle C Ranch and Southwest Austin. Since this map was drawn, John has easily doubled that amount of home sales in Southwest Austin once again to over 715 and almost 1100 homes city-wide, thanks to all of his wonderful clients and referral base. The truth is, The Squires Team has sold 250+~ more homes in Circle C and Southwest Austin than *any* of his closest competitors according to the Austin Board of Realtors, Trulia, Redfin and Realtor.com statistics. The Squires Team continues to concentrate it's efforts in this area of Austin to be the very best home-selling resource available. Let us know if we may be of assistance to you in your home-selling or home-search efforts. We want to list your valuable home for sale.



6516 Nusser Lane John **"JUST LISTED"** this stunning little Streetman, chopped white stone home backing to greenbelt. Nice at **\$469,000.**



10807 Redmond Rd. John placed this model David Weekley home **CONTRACT PENDING** this week at **\$499,000.**

5601 Van Winkle John's listing is **"CONTRACT PENDING"** on the park! Nice David Weekley model with pool at **\$629,000.**



8332 La Plata Loop is John's listing in Lewis Mountain Ranch and is **"CONTRACT PENDING"** at **\$619,000.** Views!!



SquiresTeam.com



Happy Halloween



8301 Siringo Pass in Legend Oaks. John's listing is **"JUST LISTED!"** Gorgeous Scott Felder custom home with soaring ceilings and beautiful architectural designs throughout. Cul-de-sac that is PERFECT in every way for a young family. 4 beds and 3 FULL baths! Call John to see this home first! **\$425,000.** It's a rare find!

10621 Pinkney Lane— John's new listing is a **STUNNING** 1-story completely renovated! Granite, stainless, LED lighting, bamboo floors, new roof, new A/C, HUGE lot, etc. Call John! **\$479,000.** **"CONTRACT PENDING"** with multiple offers!



6803 Breezy Pass in Legend Oaks John just listed this gorgeous Wilshire home, sitting high upon a hill with views. Property is like living in a tree-house with a very private lot. 4 beds, 2.5 baths with loft exercise room. Perfect at **\$398,000.** **"CONTRACT PENDING"** with 3 offers in 2 days on market!

8507 Lewis Mountain Drive John's new listing. 4,000+ sq.ft. home with in-ground pool and hot tub on 1.5 acres on secluded land. Low taxes! **\$619,000!** **"CONTRACT PENDING!"** in 2 days with 4 offers!



Call John Squires' direct 'sell' phone at **(512) 970-1970** at any time. **#1** realtor in Circle C Ranch real estate with over **580~** homes sold to date. Over **1095~** homes sold in the entire Austin area. **#1 agent in all of Southwest Austin according to Austin Board of Realtors statistics over the last 23 years.**

"Top 50" agent in central Texas **8** times according to Austin Business Journal. **Only 1 number to call** and John Squires answers his phone! Move-on plans with flexible commissions. **You'll never be handed off to an assistant, as only John speaks directly with all his clients!**

