



Volume 16, Number 12

December 2019

www.circlecranch.com

HOA ANNOUNCEMENTS

IMPORTANT UPCOMING DATES

Friday, December 6

Adult Holiday Party & Casino Night – 7pm – 10pm CCCC

Saturday, December 14

Kids Holiday Party 10am – 1pm – CCCC

Tuesday, December 24 through Friday, December 27

CCHOA Office Closed for Christmas Break

Tuesday, December 31, 2019

through Wednesday, January 1, 2020

CCHOA Office Closed for New Year Holiday

Thursday, December 19 through Wednesday, December 25

Swim Center Closed

Sunday, December 29 through Thursday, January 2, 2020

Swim Center Closed

ADULT HOLIDAY & CASINO PARTY

Break out your poker face for this year's Holiday & Casino Party! Enjoy delicious hors d'oeuvres, cash bar, casino tables, raffle drawings and of course music and socializing with great company!

Tickets will be on sale starting Monday November 4th through Monday, December 2nd, \$10 per person. Tickets may be purchased from the HOA office Monday through Friday between 9am and 5pm.

Date: Friday December 6th, 2019

Time: 7:00pm – 10:00pm

Where: Circle C Community Center (7817 La Crosse Avenue)

We are currently accepting donations for casino prizes! If you or someone you know has a business or company that would like to help out, give us a call at 512-288-8663 or email assistant@circlecranch.info.

ANNUAL MEETING & ELECTION/CANDIDATE QUESTIONNAIRE FORM

The Nominating Committee is accepting nominations for the three open board seats (elections to be held at the Annual Meeting on March 4, 2020) through **January 10, 2020**. To download the Candidate Questionnaire form, go to www.circlecranch.info under News & Announcements. The Nominating Committee will host a Candidate Forum in February. The date will be published on the website and in the February newsletter.

The Annual Meeting and Elections will be held on March 4, 2020 at the Circle C Community Center. Your ballot and proxy will be printed back of your first 2020 CCHOA dues assessment invoice (which will be mailed February 1st and due March 1st).

Annual Report to the Membership

The 2019 Annual Report to the membership from the Board of Directors will be printed in the March 2020 newsletter. A copy will also be posted on our website and available in the HOA office during the month of March 2020.

Children's Holiday Party



Join us for a fun filled morning with Santa, face painting, arts and crafts, train, pony ride AND a petting zoo! This event is open to residents only. Admission per child is 1 AWESOME new, unwrapped, unopened gift for our toy donation drive to lift the spirits of children in need through our partnership with Partnerships for Children's Holiday Wishes program, see flyer for more info.

When: Saturday December 14th, 2019 from 10:00am-1:00pm

Where: Circle C Community Center (7817 La Crosse Avenue)

(Continued on Page 3)



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Motorcycle and ATV Accidents | Slip and Fall Injuries | Other Serious Injuries

(Announcements, Continued from Cover)

WASTEWATER AVERAGING HAS BEGUN

The wastewater averaging period spans three consecutive billing periods beginning in Mid-November and ending in mid-March. The water used during the averaging period will determine wastewater charges for most customers for the 2019-2020 service year. Visit WaterWiseAustin.org for water conservation tips and to find out about rebate programs.

HOLIDAY LIGHTS AND DÉCOR



This is a friendly reminder that holiday lights and décor should not be installed until the week before Thanksgiving and must be removed no later than January 15.

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5 Years Fixed

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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 Añña 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

Looking for an agent who knows your neighborhood?
Chad Goldwasser has helped hundreds of
clients buy and sell homes here in

Circle C Ranch

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



SOLD for 98.9% of Asking Price



SOLD for 99% of Asking Price



SOLD for Asking Price



SOLD for Asking Price



SOLD for 99% of Asking Price



SOLD for 98.4% of Asking Price

These Circle C neighbors just **SOLD** their homes quickly and for top dollar using our proven, repeatable process. Looking for an agent with a proven track record? Contact **Chad Goldwasser** for the best representation in Austin.

Call **Chad** Today for Results!

512-750-8333

Letter from the President

Greetings, Residents!

As always, it is a busy time in our neighborhood. The holidays are upon us and it's a time where we can all enjoy the beautiful lights and fun events that make our neighborhood so special this time of the year.

Although we are enjoying the festivities, the work of our HOA staff continues. There are challenges on the horizon. Below are some of the more important issues currently facing our neighborhood.

When you pass by the open space on Escarpment and Slaughter, you may be wondering where our new monument is. While your CCHOA is ready to move forward, the City of Austin (COA) is not. Unfortunately, the CCHOA does not own the land where the monument would sit. The City of Austin does, and therefore we are working on extending the lease agreement. Once that agreement is secured, the monument will be built. We are optimistic that we can secure a new agreement and begin construction soon.

The 2020 draft budget is nearing completion. It takes approximately three months to complete this task, and thanks to the work of our treasurer and property manager, it is almost done. We are facing inflationary pressures in several areas, which will likely result in an increase of dues. The final budget will be adopted in the end of year meeting.

Don't we look good for our age? Circle C is 37 years old and is still one of the most beautiful neighborhoods in Southwest Austin. Unfortunately, what lies beneath the ground is another story. The Escarpment Loop Project is an effort that must begin soon. We will be replacing and upgrading the irrigation infrastructure in an 800,000-square foot area. Our aging irrigation system is failing and it is costly to repair and maintain. Your Board has sent the project out for bid and will work tirelessly to ensure the work is done in the most economically prudent and efficient way possible.

The COA is trying to change the Land Development Code. Under the new proposed code, zoning for single family lots in Circle C would be changed to R2A, which allows duplexes and Accessory Dwelling Units (ADU's). Our property manager has met with Council Member Ellis's staff to discuss the concerns on the new code.

We are not all work and no play. Food trailer nights were a huge success and we look forward to continuing this fun event. The second annual "Boo Bash" grew in attendance and residents enjoyed this new neighborhood Halloween tradition. The Circle C adult and kids holiday parties are this month and they are always incredibly fun events.

Finally, nominations for Board seats are open. Please consider volunteering and serving. If you want to help, but would rather not be on the Board, there is room for you too. We are in need of volunteers to serve as committee chairs for projects such as improved communication avenues and for the get out the vote efforts for changes to our CC&R's and neighborhood security.

The staff and Board of your CCHOA is always here to help. Should you have questions and concerns, please contact the office at (512) 288-8663 or info@circlecranch.info

<https://circlecranch.com/>

Happy Holidays neighbors!

AQUATICS NEWS

WE ARE UPDATING OUR MEMBERSHIP SYSTEM!

Starting January 1, 2020, we will begin to transition into our updated Proof of Residency (PoR) requirements.

All household members listed on your Resident Information Form (RIF) who are not listed on the Sale of Home, Closing Documents, or Lease Documents must provide PoR in order to receive (or re-activate) a Pool ID Tag. The new PoR requirements can be found online at ccswim.net/membership.

In order to activate your Pool ID Tag for the 2020 calendar year, you will need to submit the required PoR documents. Most documents are valid for 5 years, unless otherwise specified. Documents submitted for minors (ages 17 and younger) are valid until the age of 18.

We appreciate your cooperation and patience as we transition into this new system.



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 CLOSED
Swim Center	December 19th – 25th
Monday- Friday: 6a-10a	Winter Break hours;
Lap Swim Only	December 26th – 28th
4p-7:30p Lap Swim Only	8am-11am Lap Swim
Saturday: 8a-1p Lap Swim Only	Only
Sunday: Closed	Swim Center CLOSED
	December 29th – January 2nd

WILDFLOWER NOTES

Submitted by Amy McCullough, Lady Bird Johnson Wildflower Center

Photography by Stephanie Brundage (Texas bluebonnet) and Campbell and Lynn Loughmiller (Texas madrone)

TEXAS BLUEBONNETS

(**LUPINUS TEXENSIS**)

Most of us associate Texas bluebonnets with spring. But they're plenty visible in winter if you know what to look for. Just as long-distance runners must train for a big race, bluebonnets spend time growing strong roots and packing on biomass over the winter in order to bloom beautifully when selfie season rolls around. Before painting the Hill Country blue and making native Texans swell with pride, bluebonnets live a quieter, green life as rosettes: circular clusters of low-to-the-ground leaves that are fuzzy and palmately compound, usually with five leaflets. In late winter and early spring, after rain begins to fall, they'll grow into larger plants and eventually spread lots of joy as Texas' state flower (along with four other *Lupinus* species). Need to know more about *Lupinus texensis* — including fun facts, photos and tips for growing your own? Visit our bluebonnet FAQ at wildflower.org/bluebonnet-faq.



TEXAS MADRONE

(**ARBUTUS XALAPENSIS**)

Winter is a great time to appreciate things that might otherwise take a backseat to flowers — such as bark, fruit and evergreen leaves. It's also a great time to exfoliate — and boy does Texas madrone know it. This mid-sized tree keeps its flesh looking fresh by letting its bark peel right off. An evergreen native to Texas and New Mexico, *Arbutus xalapensis* is known for that smooth, pinkish inner bark, but it also offers year-round foliage and bright coral-red berries (mature from late November through February) that are eye-catching and, some say, tasty. This striking tree offers visual interest all year (including lovely, urn-shaped, cream-colored flowers in spring) but is notoriously hard to propagate. If you want to appreciate one and don't have well-draining soil and a very green thumb, we've got you covered: There's one on display in the Center's tranquil Woodland Garden ... which, by the way, is a nice shady area — also good for the skin!

Find these plants at the Wildflower Center and learn more about them at: wildflower.org/plants-main



THE GIFT THAT KEEPS ON GIVING

Wildflower Center members get the daily wonders of every season with free admission all year, plus access to special events and exhibits and discounts on classes and programs. From Fortlandia and Luminations, our offerings just keep growing, making the gift of membership greater each year. To give a membership this season, visit wildflower.org/join.

Email:

Café@circleCcatering.com

Circle C Café & Catering

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

Phone: 512.288.6058

DECEMBER MENU 2019

Denotes Gluten Free 

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Spaghetti and Meatballs Garlic Bread Italian Salad	3  Beef Tenderloin Cheesy Mashers Roasted Veggies	4 Pecan Crusted Chicken Sweet Potatoes Roasted Cauliflower	5 Meatloaf Mashed Potatoes Salad	6  CLOSED DUE TO HOLIDAY CATERING	7 CLOSED
8 CLOSED	9 Chicken Fried Steak Mashers + Vegetables	10 Pork Chop Mac N Cheese Roasted Veg	11 Chicken Marsala Linguini Pasta Mixed Green Salad	12  Bacon Wrapped Shrimp Dirty Rice Caesar Salad	13  CLOSED DUE TO HOLIDAY CATERING	14 CLOSED
15 CLOSED	16 Pork Roast Creamy Polenta Roasted Carrots	17 Chicken Piccata Orzo Pasta Roasted Veggies	18  Smokehouse Brisket + Creamed Corn + Southern Green Beans	19  Thyme Roasted Chicken Lemon Creme Sauce Broccoli + Potatoes	20  CLOSED DUE TO HOLIDAY CATERING	21 CLOSED
22 CLOSED	23 CLOSED FOR HOLIDAY	24 CLOSED FOR HOLIDAY	25 CLOSED FOR HOLIDAY	26 CLOSED FOR HOLIDAY	27 CLOSED FOR HOLIDAY	28 CLOSED
29 CLOSED	30 CLOSED FOR HOLIDAY	31 CLOSED FOR HOLIDAY				
\$10.95 per serving			Email 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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MARIANNE'S CLEANING SERVICE: Serving S.W. Austin for over 20 years. Bi-weekly, monthly, one time, move in/move out cleans welcome. Honest, dependable with excellent references. Isn't it nice to come home to a clean house? Call 512-653-5955 or email at maryspicandspan@yahoo.com. Free estimates.

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. **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.



*Celebrate
Christmas With Us!*

December 17 - "Blue Christmas" Service (7 p.m.)
 December 24 - Christmas Eve Family Service (3 p.m.)
 December 24 - Christmas Eve Traditional Candlelight Service (6 p.m.)
 December 24 - Christmas Eve Traditional Candlelight Service (8 p.m.)
 December 24 - Christmas Eve Candlelight with Communion Service (10 p.m.)



7815 Hwy 290 W • Austin, TX 78736 • 512-288-3836 • www.oakhillumc.org

Partnerships for Children & Holiday Wishes History of the Program

Erika Herndon started Partnerships for Children (PFC) over a decade ago with just a few volunteers and very little funding. PFC gained 501c3 status in 2003 with a mission to provide critical resources to our area case workers. The organization was constructed to help case workers provide necessary living items to babies, toddlers, children, pre-teens and teenagers that have been removed from their abusive or neglectful homes. These sorts of items include hygiene products, clothing and diapers because many of these children leave their homes with nothing but the clothes on their backs. Before PFC, many case workers would provide these items on their own dime due to very limited community funding to provide these children with not only necessary items, but with comfort items as well such as teddy bears, blankets, and a toy. The care these children receive from case workers and donors help them find some solace in light of the daily struggles they encounter being a ward of the state.

In 2003, Partnerships for Children opened the doors to the very first Rainbow Room in the Department of Family and Protective Services (DFPS) office in north Austin. A second Rainbow Room was then opened in south Austin in 2010. Both rooms are a sanctuary where case workers can find whatever items they may need for their children pre or post home removal. Not only are the Rainbow Rooms life-changing for the foster care system, it has also provided the community with the opportunity to have a direct impact on the children in the care of CPS.

Today, both rooms hold countless numbers of children's items. Don't let the word "countless" mislead you. The Rainbow Rooms are constantly accessed by case workers in need of resources and do not replenish themselves on their own. Volunteers and community donations keep the Rainbow Rooms up and running. Over the past couple of years, PFC has launched its Safe Sleep program. Last year alone, they gave out over 120 twin beds and 250 pack and plays to children and their foster families.

There are smaller Rainbow Rooms in every county throughout Central Texas (as far north as Waco and east as Bryan/College Station). The Child Welfare Boards for each of these counties help to keep these rooms stocked. PFC also provides any excess inventory that they have available. There is such an amazing collaborative spirit around these rooms and the resources that they provide to the children in our community. This collaboration extends beyond the Rainbow Rooms and helps to provide gifts to Holiday Wishes in their regions.

Behind The Scenes

With the organization constantly growing, there are constantly growing needs to supervise and streamline production, advertisement, distribution, and many other departments. Holiday Wishes and the organization itself could not function without the dedicated staff and volunteers.

The organization is comprised of an Advisory Board that is chaired by the founder, Erika Herndon and a Board of Directors. Each year, the Board selects a Nomination Committee that is tasked with assembling a slate of nominees for this 3 year commitment. PFC's staff is comprised of Executive Director, Kori Gough, Executive Director, Chelsy Alexander, Foster Community Coordinator, Erin Argue, Director of Mentoring Services, Olga Campos Benz, Community Engagement Coordinator, Elisabeth Carrell, Events Coordinator, Marcus Cantu, Director of Resource Services, Marilyn Griggs, Heart Gallery Administrator

Aneiya Harrison, YES Administrator and Heidi Martindale, Forever Families. Rachel Petrichnko, Business Manager, Megan Ransom, Director of Foster & Adopt Services, Stacy Thompson, Rainbow Room Administrator and Katie Young, Director of Donor Development. But, of course, none of this would be possible without the generous support of the volunteers and donors!

Holiday Wishes

Holiday Wishes is a program of the Partnerships for Children Organization that helps provide holiday gifts for children in the care of CPS. Like the Rainbow Room, Holiday Wishes was one of the first programs for PFC. This will be Holiday Wishes 15th year of operation! In the early years, Holiday Wishes served a couple hundred children, but in 2018, this number grew to a staggering 5,800 kids. Holiday Wishes has brightened the holiday for almost 20,000 children over the years. Thanks to the tremendous support of DFPS staff liaison, Brenda Jones, Partnerships for Children is able to reach hundreds of case workers and get an early jump on children's wish lists.

PFC covers San Saba, Mills, Hays, Travis, Bastrop, Bell, Burnet, and Williamson County. The organization has hopes to expand enough to lend a helping hand to all 30 counties of Central Texas, bringing the total reach to over 5,000 kids.

Volunteers and Donors

Partnerships for Children is truly thankful for their dedicated volunteers that put in over 400 hours of volunteer work each month (and twice this amount during Holiday Wishes). These volunteers and donors find their way to the organization through various ways.

(Continued on Page 9)



Holiday Lights

Believe it or not it's that time of year again! The CCHOA is beginning to put up our festive holidays lights throughout the neighborhood. It is our landmark holiday event and enjoyed by all each year.

The lights are primarily centered at each entrance to the neighborhood. We estimate that about 200,000 lights are used throughout. In recent years, we have changed over to LED lights which last longer and are more energy efficient. The elves on the Circle C Landscape crew will be working hard to wrap trees and create a magical holiday experience over the next few weeks while the CCHOA maintenance crew assists with electrical issues in a coordinated effort for all to go smoothly.

Each year we turn the lights on the Wednesday before Thanksgiving. Barring all unforeseen circumstances that is our schedule for this year as well. We hope everyone will enjoy seeing them on over the Thanksgiving Holiday all the way through the New Year.

(Continued from Page 8)

How you can help

- Sponsor a child by purchasing items from their wish list
- Donate general gifts for children that are not matched with community donors

Make a monetary donation and Holiday Wishes volunteers will shop for general gifts in light of your donation

General gifts are greatly appreciated all throughout the holiday season even up until late December. While general gifts for babies, toddlers, and young children can be easy to find; many pre-teens and teenagers are an age group that the program seems to struggle with when it comes to gift donation.

Holiday Wishes receives on average approximately 500 new children between the 1st and the 25th of December so general gifts that can be easily matched with children of all ages are always greatly appreciated. We don't want these kids to miss out on the holidays because of a deadline so any and all general gifts really count!

By becoming a donor, contributor or volunteer we can let these children, who have suffered so much, know that we care and they have not been forgotten. Your donation of \$75 can transform a holiday wish into reality for a child in your community.

For more information on how you can be a part of the holiday joy please contact us via email at holidaywishes@partnershipsforchildren.org or give us a call at 512-834-4756. Their 14000 Summit Drive, Austin TX, 78728

Partnerships for Children is a non-profit 501 ©3 organization.



Holiday Wishes creates memories for children in the care of Child Protective Services who may not otherwise experience the joy of the season. Last year we served over 5,000 children in Central Texas. Join us today!

HOLIDAY WISHES
A program of PARTNERSHIPS for Children

For More Information, please e-mail holidaywishes@partnershipsforchildren.org
www.partnershipsforchildren.org

How You Can Help:

- Sponsor a child by purchasing items from their wish list
- Donate General Gifts for children
- Make a donation and we will shop for you

p.f.c.

ADULT HOLIDAY AND CASINO PARTY

Break out your poker face for this year's Holiday & Casino Party! Enjoy delicious hors d'oeuvres, cash bar, casino tables, raffle drawing and, of course, music and socializing with great company! Tickets are currently on sale through Wednesday, December 4th, 2019.

Cost is \$10 per person. Tickets may be purchased from the HOA office Monday through Friday between 9am-5pm.

Date: Friday, December 6, 2019
Time: 7pm-:pm

Location : Circle C Community Center (7817 La Crosse Avenue)

We are currently accepting donations for casino prizes! If you or someone you know has a business company that would like to help out, give us a call at 512-288-8663 or email assistant@circlecranch.info.

SAVE THE DATE

Children's Holiday Party
Saturday, December 14, 2019 10am-1pm
Circle C Community Center
(7817 La Crosse Ave)

Join us for a fun filled morning with Santa, face painting, arts and crafts, train, pony rides AND a petting zoo.

This event is open to residents only.

Admission per child is **1 AWESOME new, unwrapped, unopened gift** for our toy donation drive to lift the spirits of children in need through our partnership with Partnerships for Children's Holiday Wishes program.



TEENAGE JOB SEEKERS

Name	Age	Baby Sit	Pet Sit	House Sit	Yard Work	Phone
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* - CPR Training + - Red Cross Certified ^First Aid

ATTENTION TEENAGERS:

The Teenage Job Seekers listing service is offered free of charge to all Circle C Ranch teenagers seeking work. Submit your name and information to lestine@circlecranch.info by the 10th of the month!



FINISH STRONG

The holiday season is in full swing, and we know your calendar is packed. But with a wide array of state-of-the-art fitness equipment, numerous exercise classes offered daily, the Y is here to help you finish the year strong. Keep the commitment to your health through the holidays and burn off your seasonal stress at a Y near you.

For more than a workout. For a better us.

8 locations across Travis, Hays & Bastrop counties

Learn more at AustinYMCA.org

FREE ChildWatch while you work out.

Clavier-Werke School of Music

Clavier-Werke is a traditional music school offering lessons in piano, guitar, voice, violin, viola, cello and composition as well as Music Pups® early childhood classes. It's a great time to try out an instrument. Come discover which one is right for you!

Music Instructor Spotlight!



Rachel Garner
Cello



Giovanni Mera
Guitar



Alexander Ngo
Piano



José Ramón García
Piano

Two convenient locations in Austin
www.clavierwerke.com

Westlake Hills
512-328-5777



Circle C
512-288-7664



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ASHLEY AUSTIN HOMES

Happy Holidays
from our family to yours!

Thank you for trusting our team!
Year after year, your support continues
to make Ashley Austin Homes the
#1 Realtor in Southwest Austin!

WWW.ASHLEYAUSTINHOMES.COM

512.217.6103



Hey Circle C, the holiday season is upon us and we are seeing home listings level out at about 18-25 active listings at any given time this month. With the lack of homes on the market and a ravenous demand, we are still seeing a ton of activity in our open houses and we are very busy closing properties for clients to have them in the homes for the holidays. As of November 8th, there are 29 Contract Pending properties and 80 Sold properties in the last 90 days. Call me if you would like to speak about the market, interest rates or timing in general on listing your home for sale or purchasing another property. Thanks! John Squires

Below and on the next page is the recent activity of John Squires in working with his sellers and buyers. Listing prices are notated to show value in the area of the neighborhoods being sold in.



11101 Cusseta Lane— John's buyer is **"JUST SOLD!"** on this gorgeous, former model home from D. R. Horton in The Arbors. Listed at **\$749,000**. Cut limestone with soldier course accents. Loaded with wood floors, quartz counters, media room, game room and deck. Stunning home. Call John to help you find your dream home!



Summer Camps • Nannies • After School Care

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Helping You Find Your Happy Place

Summer Camp season is right around the corner and they'll fill up fast. Don't spend your spring planning your kids' summer.

Let us do it for you using our personalized profile-matching technology.

It learns what makes your family unique and identifies the best programs for your children, schedule, and lifestyle.

happifamli.com/happiplace

This is a Professional Profiles In Southwest Austin ad provided FREE from John Squires to promote small businesses within the Southwest area. If you have a small business you would like to promote, call John!

"HappiFamli uses advanced profile-matching technology to give families truly personalized nanny, child care/ preschool, camp and after-school care options— real solutions that fit unique family needs. It's the kind of thing that can really save busy moms and dads a lot of time, money and stress."

Rebecca Cole
Co Founder - HappiFamli
rebecca@happifamli.com
512.923.8445



Call John's sell phone at **512 970-1970** anytime. 

#1 realtor in Circle C Ranch real estate with over **585~** homes sold to date. **720~** homes sold in southwest Austin. Over **1100~** homes sold area-wide.

"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!**





kw KELLER WILLIAMS.
REALTY

SquiresTeam.com



Below is recent activity of some of John's clients wishing to take advantage of the lack of inventory and listing their homes now or early in 2020 to beat the rush. **December, January and February** are *incredibly* busy months for us with buyers looking to obtain low interest rates and place our listings under contract before the spring rush. Call John for more info on his **"coming soon"** listings or if you wish to speak with him about listing your house for sale, searching for your dream home or investment property. Thanks!

6106 Tasajillo Trail is **"Just Listed!"** This is an incredible opportunity to own one of the finest 1-story homes in gated Park West. Over **\$150,000.** in upgrades and updates was invested in this stunning cottage backing to permanent greenbelt. Gorgeous wood floors and LED lighting showcase this completely remodeled gem with Top of Line Jennaire appliances, new lighted cabinetry, quartz, farm sink and more! Both baths feature remodeled showers, quartz, frameless, etc. The back patio is amazing with a *massive* arbor and manicured back yard. Literally too much to list, so call John for a private tour. This a **PERFECT** home for your parents visiting for the holidays looking for a snow-bird retreat! **1508 sq. ft.** offered at **\$425,000.**

Call John Squires on his "sell" phone at any time for a quick response to your real estate questions or needs. **(512) 970-1970.**



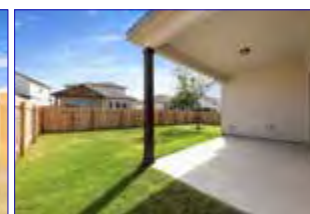
Circle C Ranch



7017 Kalahari Drive in Avana is **"Just Listed!"** Brand new home, never lived in. 4 bedrooms, 3 full baths. Quartz counters throughout kitchen and baths, "wood tile" throughout much of home. Big game room and open family room with surround sound! Covered patio with house gas is ready for parties! Offered at **\$575,000.**



Circle C Ranch



Circle C Ranch

11501 Alberta Drive is John's new listing **"Coming Soon!"** Gorgeous David Weekley 1-story with 4-car garage! Listing in the 600,000's ~ Call John for more information.



Circle C Ranch

10900 Bexley Lane is John's new listing **"Coming Soon!"** Stunning custom builder's Highland Home. Loaded 4/2.5 right behind Kiker. Listing in the \$500,000's ~ Call John for more information.