

## HOA ANNOUNCEMENTS

### IMPORTANT DATES

HOA Office Closed – **Tuesday, December 31st & Wednesday, January 1st**

Swim Center Pool Closed – **Wednesday, January 1st – Thursday, January 2nd**

December/January Combined Board Meeting – **Wednesday, January 29th**

### CHILDREN'S HOLIDAY PARTY RECAP



The weather was absolutely beautiful for this year's Children's Holiday Party that was held on December 14th. In past years, the weather did not always cooperate with us for the outdoor activities. Thank you to Santa and his elf who graciously took pictures for the families that attended. Thank you to everyone who joined us and brought toy donations for Partnerships for

Children's Holiday Wishes program! We are always grateful for the community efforts to be part of such a wonderful cause.

A BIG Thank you so much to Carmen and the amazing teachers from the Circle C Child Development Center who generously donated their time and hard work!

### A GREAT TIME AT THE ADULT HOLIDAY & CASINO PARTY!

The Adult Holiday & Casino Party on Friday December 6th was fantastic! From the delicious food provided by Circle C Catering to the casino tables, photo booth and great music, it is safe to say the night was enjoyed by all. Thank you for joining us!

We also wanted to give a HUGE shout out to all the local businesses that donated awesome door prizes and helped make this event such a success! Thank you to:

- Alamo Drafthouse Cinema
- Camp Gladiator
- Circle C Café
- Clavier-Werke School of Music South
- Chuy's Restaurant
- Lady Bird Johnson Wildflower Center
- Last Stand Brewing Co.
- Mangeri's Pizza Café
- Orange Theory Circle C
- Satellite Café
- Randolph Brooks Federal Credit Union
- Tiff's Treats
- The Steam Team
- Torchy's Taco's
- Via 313
- Westgate Lanes Bowling Alley

### ANNUAL MEETING & BOARD ELECTION

The Nominating Committee is accepting nominations for the two open board seats through **Friday January 10th, 2020**. You can download a Candidate Questionnaire from the News

*(Continued on Page 3)*

# Here's to New Beginnings

When we moved to Circle C ten years ago, we weren't looking for property. We were looking for home. Community. A place we could put down roots and raise our family.

That's what my clients are looking for, too. It's why we all live here. Why we love it. And why, when it's time to make a move, we seek a neighborhood that feels like home—whether within Circle C or beyond.

It's also the *why* behind my business. Why I've been passionate about personalized, hands-on service for over a decade. Why I'm known for relentless organization, responsiveness, and expertise.

Because you aren't a number. *You're my neighbor.* And I care as much about my neighbors as you do about your home.



Serving Circle C buyers and sellers since 2009.  
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### "Announcements..." (Continued from Cover)

& Announcements page on our website at [www.circlecranch.info](http://www.circlecranch.info), under the Stay Connected tab. The nominating Committee will host a Candidate Forum in February; the date will be posted on the website and in the February Newsletter.

The Annual Meeting and Election will be held on **Wednesday March 4th, 2020** at the Circle C Community Center (7817 La Crosse Avenue). Your ballot and proxy will be printed on the back side of the first 2020 CCHOA dues assessment invoice (which will be mailed Feb. 1st and due Mar. 1st).

## ELECTRONIC VOTING

The Circle C Ranch HOA Board is pleased to offer electronic voting again this year. Those who have provided email addresses will receive an email invitation to vote; for those who have not provided email addresses, please visit the Circle C Ranch website and click on the "Vote Here" button. You will enter your "unique registration code" which is located on your Semi-Annual Billing Statement.

You will still be able to return your 2020 Board of Directors Election Ballot and Proxy which is located on the back of your Semi-Annual Statement that you may return with your semi-annual assessment by **March 1, 2020**. Otherwise you may attend the annual meeting on **Wednesday, March 4, 2020** and vote at the meeting, or turn your ballot or proxy into the CCHOA office (7817 La Crosse Avenue) by 5:00pm on **March 4, 2020**. Replacement absentee ballots and/or proxies are available by calling the CCHOA office at 512-288-8663.

## 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.

## HOLIDAY LIGHTS AND DÉCOR

This is a friendly reminder that holiday lights and décor must be removed no later than **January 15th**.

If you have decorated trees along MoPac, SH45 or any Circle C common areas and have not yet removed the decorations, please do so as soon as possible.

## 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 2020-2021 service year.

## LOWER YOUR WASTEWATER COSTS

You can lower your wastewater costs for the next year by conserving water during these billing periods. To help you conserve water in the winter months and lower your wastewater average, follow these basic water-saving tips:

- Check your irrigation system for leaks and turn them off during the fall/winter months.
- Fix all leaky faucets and toilets;
- Sign up for the free Dropcountr app and get home water use reports;
- Run your dishwasher and washing machine only with a full load'
- Take shorter showers – place timer in your bathroom
- When buying new water-using appliances look for the WaterSense label;
- Visit [WaterWiseAustin.org](http://WaterWiseAustin.org) for water conservation tips and to find out about rebate programs.

## CCHOA NUMBERS

HOA Mgmt Office ..[info@circlecranch.info](mailto:info@circlecranch.info) or 512-288-8663  
HOA Financial Office..[tgiles@mgilescpa.com](mailto:tgiles@mgilescpa.com) or 512-451-9901  
Aquatics Director ..... [director@ccswim.net](mailto:director@ccswim.net) or 512-288-4239

### Newsletter Publisher

Peel, Inc. .... [advertising@PEELinc.com](mailto:advertising@PEELinc.com) or 512-263-9181

### Circle C Amenities

Circle C Avaña Pool ..... 512-292-1518  
Circle C Café ..... 512-288-6058  
Circle C CDC..... 512-288-9792  
Circle C Swim Center ..... 512-288-6057  
Circle C Community Center Pool..... 512-301-8259  
Grey Rock Golf Course (*City Owned/Operated*)..... 512-288-4297  
Grey Rock Tennis Club ..... 512-301-8685  
Circle C Grey Rock Pool ..... 512-291-8398

## CIRCLE C GATED COMMUNITIES

*Enclave off Spruce Canyon (KB)*

Spectrum Management ..... 512-834-3900

*Enclave off La Crosse (Streetman)*

Plateau Property Management..... Rosalyn Peterson, 512-441-1041

*Fairways Estates*

Spectrum Management ..... 512-834-3900

*Park West*

Goodwin Management..... Marilyn Childress 512-502-7509

*Muirfield*

Real Manage..... Tom Ramirez-Boldo, 866-476-2573

*Avana Estates*

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](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

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

# Hi, how are you?

Chad Goldwasser, Broker  
708 S Lamar Blvd. A  
Austin, TX 78704  
Phone: 512-750-8333  
Chad@pgraustin.com  
www.PureGoldRealty.com



## PURE GOLD REALTY

## HELLO FROM YOUR NEIGHBOR

Wow! 2020 is here and I wanted to start this new year by sharing a few personal words with my Circle C neighbors. As some you know, my family and I have lived in this neighborhood since 1998—22 years! I have witnessed the many changes and growth, not only within this community, but our great city as well.

My wife and I recently had the privilege of seeing 'A Beautiful Day in the Neighborhood' at Alamo Drafthouse. It reminded me of how important it is to connect and build relationships with the people around us. Throughout the years here, my three children, Mason, Aden and Samantha, have been fortunate enough to attend the nearby schools where they flourished and where they built lasting friendships - not only with other Circle C families - but also their teachers and coaches. For that, I am forever grateful.



These days, you might catch me running with my good friends in the Circle C Run Group in the mornings, playing tennis at the Grey Rock Tennis Club on Mondays with my buddies, drinking coffee each morning at Starbucks, or running through H-E-B to pickup items for dinner.

I truly love where I live. And I love the people that make this community so great. It has been an incredible 22 years in this neighborhood and for that, I want to personally thank you.



## LETTER FROM THE PRESIDENT

Hello fabulous residents,

Hoping you all had a wonderful holiday season and are enjoying our fluctuating Austin winter weather. One day we seem to need parkas and woolen mittens and the next it's shorts and t-shirts.

Speaking of fluctuating temperatures, did you know that you can swim in our Circle C Swim Center pool even in cold weather? That's right, our large, Olympic sized swimming pool is heated and ready for you to enjoy some laps and sun at the same time regardless of the season. In fact, I believe we have the only outdoor heated Olympic-sized pool in Austin!

While you are there, don't forget to check out our wonderful Circle C Café owned by residents Emily and Tray Horvath. How lucky are we to have gourmet dinner options like Pecan Crusted Chicken, Smokehouse Brisket, or Beef Tenderloin right in our own 'hood and delivered straight to our front door?

There has been recent talk in the neighborhood about the City of Austin Mobility project and its impact on Circle C. Please know that our HOA is currently working diligently with the city to mitigate any negative effects to our neighborhood.

Some of you might not be aware that our Community Center on La Crosse and Spruce Canyon is now a voting location for 2020. We offered this as a service to our community because keeping crowds and propaganda away from our elementary schools was important to us, so when we were contacted in 2018, we were more than happy to share our location. We have plenty of parking spaces available and the decision made sense. Keep in mind the following election dates: March 3rd, May 2nd, May 26th, and November 3rd.

The good news is that the HOA 2020 budget was approved and has been adopted. Unfortunately, as was mentioned before, we will have a slight increase (5%) to our homeowner's dues which equals \$32.00 increase per year. Why? Necessary repairs for items such as an aging irrigation infrastructure, construction repairs, and renovations to the Park Place Park warranted an increase in funding.

Thank you to all who participated in the Children's Holiday Party and contributed a wrapped gift for the children. Thanks to your generosity, over 5,800 Central Texas Children placed in Child Protective Services received gifts from Partnerships for Children working together with communities in 2018. The way it works is that each child in CPS is allowed to give three holiday wishes to their caseworker. In turn, the caseworker passes along the lists to Partnerships for Children that work with communities like ours to help at least one of those wishes come true. If you are interested in becoming a sponsor or an ambassador for these children, email [HolidayWishes@PartnershipsForChildren.org](mailto:HolidayWishes@PartnershipsForChildren.org).

As always, the CCHOA staff and Board members are here to serve you but we do need more help. We are still looking for volunteers for projects like neighborhood security and the 'Get Out and Vote' initiatives. If you wish to volunteer or have any questions, please feel free to contact the office at [info@CircleCRanch.info](mailto:info@CircleCRanch.info) or call 512-288-8663.

Thank you all and I hope to see you at the meetings.



## CIRCLE C SEALS SWIM TEAM NEWS

**SAVE THE DATE!** The Circle C Seals Swim Team will be hosting **two informational meetings** at the Community Center for resident families/swimmers who are interested in joining the team this upcoming 2020 Season (May-June).

Please join us for one of the following "required" meeting dates/times:

**Sunday, February 2nd (10:00 - 11:00 am)**

**Saturday, February 8th (1:30 - 2:30 pm)**

The Circle C Seals are a non-profit, volunteer operated, summer league swim team here in the neighborhood. Swimmers, ages 5-18 of ALL levels are welcome to enter our lottery-based selection as space on the team is limited. At the meeting, you will learn about the Seals' membership process; how the lottery will work (**March 9th**), tryout requirements (**March 29th**), and a few other 'ins and outs' of the season. **Note: If you did not make it on the team last year, you are still required to attend one of the two meetings.**

More details about the team can be found at [www.ccrseals.swimtopia.com](http://www.ccrseals.swimtopia.com). Check out 'Recent News' on the site and the Circle C Residents FaceBook Page as registration nears. Questions can be emailed to [ccsealheadparent@gmail.com](mailto:ccsealheadparent@gmail.com). Thanks!

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## 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](http://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!

### Contact Us

For more information on all programs offered at Circle C Aquatics, email Amanda at [coordinator@ccswim.net](mailto:coordinator@ccswim.net).

### Winter Pool Hours

**January 3rd - March 13th**

**SWIM CENTER**

**Monday- Friday:** 6a-10a Lap Swim Only  
4p-7:30p Lap Swim Only

**Saturday:** 8a-11a Lap Swim Only

**Sunday: Closed**

Community Center, Awaña and Greyrock  
**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!

### ARIZONA CYPRESS (*HESPEROCYPARIS ARIZONICA*)

The holidays may be over, but Arizona cypress is a conical tree worth celebrating in the new year and beyond. You can tell by its name this mid-size tree likes it hot and dry. A drought-hardy evergreen, it thrives in the wild canyons of its namesake state as well as the parched lands of Texas, New Mexico, Utah and Nevada. In gardens, it's a fast-growing, soft-textured choice with handsome foliage in cool-toned blue- or gray-green. *Hesperocyparis arizonica* is also a great choice for planting a windbreak — a natural, energy-efficient form of climate control. Privacy, protection from the elements, and shelter for wildlife all in one native plant! Need more inspiration? Check out the trio of cultivars in our Family Garden; you'll find these blues brothers looking dapper between our Stumpery and Nature Build areas.



### WAX MYRTLE (*MORELLA CERIFERA*)

Sometimes a native plant just has so much to give. Take, for example, wax myrtle, with its noteworthy, spicy scent; its eye-catching pale blue berries that look cool and offer a welcome winter meal to our feathered friends; its attractive foliage that doubles as fodder for developing caterpillars; its nectar for bees and butterflies; its honey production; its attractive, light-gray bark; and — we're not done yet — its wax? Yep, the berries of this evergreen shrub can be boiled to make candles. How cool is that? In gardens, *Morella cerifera* is versatile too: Let it grow tall (around 12 feet is typical) or keep it pruned for a thicker, less leggy shrub. Just remember it likes a moist growing environment (especially during establishment), and, because it's dioecious, you'll need both male and female plants to yield those sought-after berries.



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



## IT'S TREE TIME

Celebrate native trees at Winter Tree Fest, featuring family-friendly tree climbing, walks and talks, s'more roasting, fort building, and a tree sale in our Texas arboretum. This is also your last weekend to explore our special *Fortlandia* exhibition. *Winter Tree fest is Saturday, Jan. 25, from 11 a.m. - 4 p.m. Learn more at [wildflower.org/event/winter-tree-fest](http://wildflower.org/event/winter-tree-fest).*

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

*Photography by Joanna Wojtkowiak (Arizona cypress), Joseph Marcus (wax myrtle) and Wildflower Center (Texas Arborescent)*

# News You Can Use

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## FRUIT FLIES - Wizzie Brown



Fruit flies can become a nuisance problem at any time of year. They can enter homes from ripe fruits or vegetables picked from the garden or purchased at the grocery store. Fruit fly adults may also fly into homes from outdoors.

Adult fruit flies are small (about 1/8 of an inch) and often have red eyes. The front portion of the body is tan while the back portion is dark brown to black. If given the opportunity, females can lay up to 500 eggs. Larvae are surface feeders on fermenting foods or other organic matter, which means that you can cut off the overripe parts of the fruit or vegetable and eat the rest.

To prevent bringing fruit flies into your home, do not purchase over ripened fruit and vegetables. Eat fresh produce in a timely manner and store items in the refrigerator or a paper bag that is clipped closed. All recyclables should be rinsed thoroughly before placing them into the recycling bin. Recycling and garbage bins should be cleaned on a regular basis with soapy water to eliminate any spilled material.

If your home already has fruit flies, locate all sources of infestation (where the larvae are living) and eliminate them. Insecticides only target adults and will not control the problem. While searching and eliminating breeding sources, a trap can be constructed to capture adult flies. Create a paper funnel by rolling paper and taping it closed. Place the funnel into a jar that has a small amount of apple cider vinegar in the bottom.

For more information or help with identification, contact Wizzie Brown, Texas AgriLife Extension Service Program Specialist at 512.854.9600. Check out my blog at [www.urban-ipm.blogspot.com](http://www.urban-ipm.blogspot.com)

*This work is supported by Crops Protection and Pest Management Competitive Grants Program [grant no. 2017-70006-27188 /project accession no. 1013905] from the USDA National Institute of Food and Agriculture.*

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# SquiresTeam.com

Thank you Circle C Ranch for continuing to entrust John Squires and the Squires Team with your most valuable asset—your home. Each market analysis John performs on each specific property is carefully crafted and studied to determine the maximum price range possible for the specific home in the current market. Today, the market changes so rapidly with each additional sale, you need the most up-to-date home-sale information and John provides it consistently throughout the neighborhood. John knows all the different builders in Circle C Ranch, the floor plans and the different values as the Squires Team members have worked in Circle C Ranch since 1988. Call John directly to request a free, no-obligation market analysis on your valuable property at **(512) 970-1970**. On the next page are a couple of new listings John Squires is bringing on the market in Circle C Ranch. If you have neighbors or friends that may want to see these beautiful listings, please do not hesitate to call John right away on his direct number. If you're in the market for a larger or smaller home or just want to have a conversation about the market, give John a call at any time. Thanks!



Chez Vous 512 was created and designed with the desire to bring new dining experiences directly to your home. Owner and Executive Chef Alex Grimsley began his formal culinary journey at Bowie High School where he completed the school's award-winning Culinary program. He continued his education at the Culinary Institute of America earning a degree in Culinary Science. Chef Alex was trained in the classic French tradition but has experience with a wide variety of styles and menu types. He refined his culinary skills in Austin's and San Antonio's great kitchens including Sway, Fleming's Steak House, Bob's Chop House, Ming's Noodle House, Wunder Pig, and Pearl Snap Cuisine. Forging longstanding relationships with local providers and markets, Chef Alex knows the best places to source seasonal, fare trade, and locally raised ingredients for your event. He works with each client to understand the event, the attendees, and what the client hopes to achieve. Intimate dinner parties, fun and distinctive happy hours, sophisticated corporate or holiday parties, and in-home cooking classes and demonstrations are all offered. Chez Vous 512 will plan your event to the smallest detail and can also provide TABC certified bartenders, servers, and other services to make your event a success. **Make your Super-Bowl catered meals and party reservations now!** **FREE side of scalloped potatoes with a Pastrami order!** website: <http://www.chezvous512.com>, email: [chefalex@chezvous512.com](mailto:chefalex@chezvous512.com), Alex's phone: **512-423-2389** Call him!

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



Top agent in Southwest Austin and Circle C home sales over the last 23 years with over **725~** homes sold. Over **1100~** homes sold Austin-wide. **Only 1 number to call and John Squires answers his phone.** Move-up/down plans. Flexible commissions offered. You'll never be handed off to an assistant, as only John speaks directly with all his clients throughout the transaction, from listing or buying through closing. Receive a free, no-obligation market analysis on your valuable home at your convenience, 7 days or nights per week. John works on your schedule.



(This is a Professional Profiles In Circle C Ranch ad provided **FREE** from John Squires to promote small businesses within the neighborhood. If you have a small business you would like to promote, call John. It's John's way of giving back to the neighborhood.)

Chef Alex whipping up another delicious creation for you!

Pastrami, Prime Rib, Poke, Sirloin tostados. YUM!!



6106 Tasajillo Trail is "Just Sold!" Over \$150,000. in upgrades in 1508 sq. ft. Was offered at \$425,000. or **\$282.00** per square foot with 2 days on the market. This was a record-setting price-per-foot in Circle C Ranch. Call John to allow him to list and sell your valuable home for the maximum price-per-foot also! We may get multiple offers for you too.

**KW** KELLER WILLIAMS  
REALTY  
**SquiresTeam.com**

*Happy  
New Year*



Circle C Ranch 6106 Tasajillo Trail

"I've been a real estate broker for over 50 years and wanted to pick the best agent to represent me in the sale of my home in Circle C. I awoke at 3:30 in the morning one night after dreaming that John Squires had already sold my home! It was an epiphany that turned into reality, as we hired John to do just that. We received multiple offers and John made the entire transaction smooth and effortless, as I knew he would. Thanks John! Ruth and Keith Bolsen"



**7017 Kalahari Drive** in Avana is "**Just Sold!**" in 10 days. Brand new home, never lived in. 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! Was listed at **\$575,000**.



**7017 Vicenza**—John is helping his clients build this stunning new Lennar home backing to greenbelt. Only 29 lots are left! Allow John to help you build your new dream home and sell your current residence for top price.



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**11501 Alberta Drive** is John's new listing and is "**Just Listed!**" Gorgeous David Weekley 1-story with 4-car garage. Call John to see it!

**10900 Bexley Lane** is John's new listing and is "**Just Listed!**" Stunning custom builder's model Highland Home. Loaded 4/2.5 right behind Kiker. Don't wait on this one!

Properly listed  
Properly priced  
Properly marketed  
Professionally "**SOLD!**"



Circle C Ranch 7017 Kalahari