



Volume 17, Number 2

February 2020

www.circlecranch.com

Letter from the President

Howdy Neighbors,

February is quite the busy month for HOA Board Members and staff, and we have much to share with you.

To begin with, we want your vote! This will be the fourth year we offer online voting and it has helped immensely with participation. The HOA introduced online voting in 2017, and our percentages went from 9.4% of the community voting to 25.55% in just one year. In 2018, we went up a little more to 28.19%. Last year, we raised participation up to 31.28%. Our goal this year is to have at least 1/3 of our community vote in this upcoming HOA Board Member election on March 4. Your vote matters!

Three candidates have submitted Candidate Questionnaire Forms for the two open Board seats this year. The completed questionnaires may be found on the Circle C Website under the "Stay Connected" tab, then "News and Announcements" tab. Please take the time to read their questionnaires and get to know our candidates.

Save a tree and send us your email! Did you know that world-wide consumption of paper has risen 400% in the last four decades? Approximately 35% of harvested trees (68 million trees each year) are used for paper products. (The Paperless Project, 2014). That's a lot of trees!

In a world concerned with sustainability and generating less waste, we are focusing on utilizing digital communication. This is one more reason we provide online voting and make the voting more accessible by emailing an invitation to homeowners whose email addresses we have in our system.

Please call the HOA at 512-288-8663 to ensure we have an updated email for you, or email info@circlecranch.info.

What's next, you say? Well, funny you should ask. Austin's

CODE NEXT project has been renamed as Austin's "**Land Development Code Revision**". The current Land Development Code in use was established in the 1980's. Much in Austin has changed since then, so the city revised the plan allowing for future expansion. Hence, the new Land Development Code Revision.

For population growth purposes, property lots in Austin with an R2A zoning designation (essentially suburban areas) will be allowed two additional dwellings on their property. The majority of Circle C houses have an R2A zoning designation. However, homeowners in Circle C must continue to comply with our HOA Covenants, Conditions, and Restrictions, including an impervious cover restriction limited to 45% of the property. Because most of our Circle C homes are between 42% and 45% (impervious cover), it would be difficult to build other dwellings on our lots. In addition, Circle C houses have a height limitation restriction of 35 feet. We also have a Protective Covenant in place that only allows one detached single-family unit per lot. These measures were put in place to keep our neighborhood beautiful and uncluttered long before the City of Austin's profile was clustered with sky rises or Mopac Expressway became a parking lot. For the full Q&A, please go to www.circlecranch.com under News & Announcements.

Please know that your HOA Board and staff are working together to keep our neighborhood one of the most beautiful in Southwest Austin. We would love to meet more of you and hope to see you at the February 5th Candidate Forum or the February 26th Board Meeting.

Where The Heart Is

The expression isn't "house is where the heart is." It's about *home*. And homes aren't built of brick and mortar, but of everything that roots us to an incredible neighborhood like Circle C: the schools, the culture, the people.

It was for reasons like these that my own family moved here over a decade ago.

Today, our hearts are in it—committed to our community, our neighbors, our friends.

And I could never treat my neighbors like business transactions. As your neighborhood Realtor, I serve *your* goals with unparalleled responsiveness, organization, and expertise, regardless of where your next move will take you.

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HOA ANNOUNCEMENTS

Important Upcoming Dates:

- **Friday, February 1, 2020:** First ½ Annual Assessment Invoiced. Due March 1, 2020.
- Ballot and Proxy for the Annual Meeting & Election will be printed on back of assessment.
- **Wednesday, February 5, 2020:** Board of Directors Candidate Forum: 6:30 – 7:30pm. Circle C Community Center in two rooms.
- **Wednesday, February 26, 2020:** CCHOA Board Meeting: 6:30 – 8:30pm
- **Wednesday, March 4:** Annual Meeting and Board Election: 6:30 – 9:30pm
- **Friday, March 13, 2020:** First Food Truck Night of 2020: 5-8pm

February 1 – HOA Assessment Mailing

The 1st semi-annual assessment will be mailed February 1st and is **due on March 1st**. There are three available options from which to pay dues.

- Mail a check to PO Box 163541, Austin Texas 78716
- Use Bill Pay through a trusted financial institution
- On the Circle C HOA website, use the “On-line payment” option. (REMINDER: Look for your ballot and proxy on the back side of the assessment bill for the upcoming HOA Board Election. Payments will NOT be accepted at the HOA Office or in the Drop Box outside the office. Please do not staple your check to your invoice or postdate your check. If you have a question regarding your assessment, please contact the financial office at 512-451-9901.

Please note: A ballot and proxy will be printed on the back of this first assessment for the upcoming HOA Board Election. The ballot and proxy is one of three different ways to vote for the 2020 HOA Board Members.

Board Nominee Candidate Forum: February 5:

The Nominating Committee will host a Candidate Forum on Wednesday, February 5, 2020 at the Community Center. Three homeowners have submitted their Candidate Questionnaire for the two open board seats are: Russ Hodes, Jason Bram and Tothadha S. Siddeswarappa.

To review individual Candidate Questionnaires, visit the www.CircleCRanch.com website. Click on the “Stay Connected” tab at the top. A list will scroll down, then click “News & Announcements” for all the latest information. The Candidate Questionnaire information will be available through March 4th.

(Continued on Page 5)

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 AckermannPresident
Natalie Placer McClure.....Vice President
Michael ChuTreasurer
Russ HodesSecretary
Steve Urban, Alton (A.E.) Martin, Jason Bram, Board Members
Contact the Board at: directors@circlecranch.info

IMPORTANT NUMBERS

City of Austin Solid Waste512-974-1945
Dead Animal Collection.....512-974-2000
Abandoned Vehicle.....512-974-8119
Pothole Complaints.....512-974-8750
Stop Signs512-457-4885
Street Light Maintenance 311
Schools
Clayton Elementary512-841-9200
Kiker Elementary512-414-2584
Mills Elementary512-841-2400
Cowan Elementary.....512-841-2700
Bailey Middle.....512-414-4990
Gorzycki Middle School.....512-841-8600
Bowie High School512-414-5247

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



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Announcements

"Announcements..." (Continued from Page 3)

Voting for the HOA Board

There are several different ways for Circle C Homeowners to vote:

- **Online Voting:** Homeowners that have already provided a valid email address will receive an email invitation to vote. Homeowners wishing to vote online will need a "unique registration code" from the Semi-Annual Billing Statement. Once the "unique registration code" is obtained, homeowners may visit the www.CircleCRanch.com website and click the "Vote Here" button at the top of the page.
- **Voting by Paper Ballot:** On the back of the Semi-Annual statement, will be a "Board of Directors Election Ballot and Proxy". These may be mailed or delivered to the CCHOA office (7817 La Crosse Avenue). The deadline to receive these ballots is before 3pm on March 4, 2020. For a replacement absentee ballots and/or proxies, please call the CCHOA office at 512-288-8663.
- **Voting in Person:** We would love for more homeowners to attend the Annual Meeting and Board Election on March 4 at the Circle C Community Center and meet the candidates, then vote at the meeting. Paper ballots will be available for those owners that wish to cast their vote at the Annual Meeting.

March 4 –Annual Meeting & Board Election

The Circle C Homeowners Association will hold its Annual Meeting and Board Election on Wednesday, March 4, 2020 from 6:30 – 9:30pm (check-in is at 6pm) at the Circle C Community Center at 7817 La Crosse Ave. We strongly encourage you to attend the annual meeting. A 10% quorum is needed to call the meeting to order and conduct business. Please arrive at 6pm to allow time to check-in, meet the board members as well as our HOA manager, staff and other neighbors.

Benefits of attending HOA meetings are as follows:

- Meet our Board Members and HOA Staff
- Receive updates on current and future projects
- Review the approved budget
- Learn from our HOA Treasurer how assessments are applied, and reserves are invested

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.

Wastewater Averaging by the City of Austin

From mid-November to mid-March, the City of Austin collects data from residents to use as an average for wastewater billing

purposes for the following year. Conserving water, especially during these months, could significantly cut down on billing costs for the next eight months. For water conservation tips and rebate programs, visit WaterWiseAustin.org.

General Tips to Lower Wastewater Costs:

- Use the **Dropcounter app** for home water use reports
- Look for the **WaterSense label** on all new appliances that use water
- Have a plumber inspect all faucets, toilets, and other water-using appliances for leaks
- Check irrigation systems regularly for leaks & turn them off during fall/ winter months
- Wait for full loads to run washing machines and dishwashers
- Take quick showers. Using timers can be a good incentive to cut the time

Deed Restriction Notices

The HOA staff is entrusted to ensure residential compliance with the Declaration of Covenants, Conditions, and Restrictions. Our staff is tasked with responding to neighbor complaints for violations. In addition, staff will routinely drive around the neighborhood for obvious violations. We prefer to work with homeowners to help bring their homes into compliance. If homeowners have questions or complaints, please visit our website at www.circlecranch.com.

Common Violations to Avoid:

- **Landscape Maintenance:** Ensure lawn is continuously mowed, edged, and free of weeds. Also please maintain shrubs and do not block visibility at intersections.
- **Home Maintenance:** Ensure house is free of peeling paint, mildew on stone/brick, dented or ripped screens.
- **Recreational Vehicles:** Ensure boats, RV's, and/or trailers are not parked in the driveway.

Holiday Lights and Decorations Reminder

This is a friendly reminder that the deadline to remove holiday lighting and decorations was January 15.

Circle C Dementia Caregiver Support Group

On the 1st and 3rd Tuesday of each month, a Circle C Dementia Caregiver Support Group meets at 2pm at the Circle C Community Center. New members are welcome. Please visit the Circle C Dementia Caregiver Support Group on Facebook or contact ArchitectRDW@gmail.com.

(Continued on Page 6)

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.



Contact Us

For more information on all programs offered at Circle C Aquatics, email Amanda at 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-1p Lap Swim Only

Sunday: Closed

Community Center,

Avaña and

Greyrock

Closed



"Announcements..." (Continued from Page 5)

Future Plans for Circle C Assisted Living and Daycare Facilities

Construction has started on the Goddard Daycare Center and the two-story 20,000 sq. ft. office building. It is currently scheduled to be placed on the east side of Archeleta Blvd. The first floor will contain co-working space and the second floor will contain offices and possible tenants. Dates are not yet posted but check the Circle C HOA website for updates. A four-story "Active Living" building with 151 units **on the west side** Archeleta Blvd is **under construction**. Both 1-and-2 bedroom units will be offered and sizes will range from 690 sq. ft. – 1,000 sq. ft.

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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!

MEXICAN PLUM (PRUNUS MEXICANA)

At the Wildflower Center, we often use plants to communicate concepts and evoke moods. When we're looking for botanic images that say "heavenly," "peaceful," "pure" or just plain "spring," we often gravitate toward Mexican plum. This member of the rose family is inarguably stunning, clad in its delicate and fragrant ivory blooms. And because flowers come before leaves, those gossamer petals really stand out in springtime gardens. *Prunus mexicana* also has satiny, grayish-blue bark and edible fruit enjoyed by birds and mammals (including humans), making it a winner in all seasons. Plant one in sun to part shade with well-draining soil for a show-stopping, small tree that supports bees and butterflies too (it's a larval host for tiger swallowtails and truly fantastic cecropia moths). You could say this plum tree has a plum job — who wouldn't want beauty and supporting fauna as their main gig?



SPANISH DAGGER (YUCCA TRECULEANA)

A beautifully written passage has the power to stick with you over many years — including plant descriptions. Edward Abbey's detailed profile of a Spanish bayonet (likely Utah-native *Yucca harrimaniae*, a relative of the Texas species depicted here) is one of those. In "Desert Solitaire," he wrote: "Despite its fierce defenses, or perhaps because of them, the yucca is as beautiful as it is strange, perfect in its place wherever that place may be." For *Yucca treculeana*, that place is Texas brush country. And like Abbey's beloved subject, Spanish dagger is drought hardy, gorgeous, and armed with intimidating "defensive weaponry," aka leaves. A trait that sets our Spanish daggers apart from many cream-colored yuccas, however, is the fact that its dense, showy clusters of blooms are often tinged with a faint reddish-purple. Perhaps it represents figurative blood shed due to the treacherous points on its lovely foliage.



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

SUBTERRANEAN FUN



This free, family-friendly event will feature hands-on activities, cave explorations, science presentations and more. Visitors will have the opportunity to visit two caves (limited capacity) and see how water makes its way through the aquifer to Barton Springs. *Austin Cave Festival is **Saturday, Feb. 22**, from 10 a.m. - 3 p.m. Learn more at wildflower.org/event/austin-cave-fest.*

Submitted by Amy McCullough, Lady Bird Johnson Wildflower Center | Images provided by the Wildflower Center and Austin Cave Festival

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Strategic Mobility Plan

A big thank you goes out to all our residents that filled out surveys and communicated with the City of Austin regarding their Strategic Mobility Plan (ASMP) and its impact on our neighborhood. The proposed plan had mentioned road extensions for both South Bay and Dahlgreen as well as the widening of Escarpment Lane for probable future traffic increases.

With this stated plan, not only would there be a possibility of losing some of the trees in our tree-lined Escarpment Blvd., we could potentially lose our kids' sledding hill (you know, on those rare Austin snow days) as well as our outdoor exercise hill for leg days. Something would feel amiss without our trees. And, where would we hang our holiday lights in December? What would future Circle C holidays be like without our mini Winter Wonderland (sans the snow) lining both sides of our boulevard?

Well, the city listened to you and made some revisions for us. For the next twenty years at least, if traffic increases to the point of needing another lane, we will simply restripe and use the bicycle and parking lanes and create bicycle and multi-use paths on the other side of the curbs. Of course, a priority for us will be to retain as much of our trees and landscaping as possible. A big thank you goes to City of Austin ASMP team members Annick Beaudet, Warren Cook, Cole Kitten, and Daniel Brooks that took the time to listen to us and work with us on such an important issue.

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2 **Sharing my expertise**
I enjoy giving you the scoop on what is happening in Circle C Ranch and surrounding neighborhoods. If you're thinking of putting your home on the market, or are just Curious about its value, I can provide a Best Price Analysis of your property. For a clearer picture of what's really going on in the market, contact me to learn more about the current trends.

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TEENAGE JOB SEEKERS

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Sweet, Luscious Snacks for Loved Ones

Valentine's Day Eats and Treats

(Family Features) Valentine's Day naturally brings thoughts of hearts, flowers, sweetness and love. Because it also occurs during American Heart Month, it's a perfect opportunity to start taking care of your own heart and the hearts of loved ones.

Part of the charm of the day's celebrations is in giving family and friends flavorful foods to enjoy from chocolates and candies to other sugary treats. However, the festivities don't have to be completely focused on unhealthy bites in order to make someone feel special.

This year, it can be easy to share in the fun of Valentine's Day by serving those you love with sweet, seasonal treats. For example, these Frosted Watermelon Cutouts make for ideal snacks for children and adults alike whether it's an after-school treat or a sweet dessert with just three ingredients, heart-shaped cookie cutters and minimal time spent in the kitchen.

If you're really looking to impress that special someone, this Watermelon and Chocolate Dessert Board calls for creativity and plenty of tasty morsels like berries, cashews, almonds and dark chocolate. Without any baking or cooking required, simply spread out the ingredients for a platter that's just as visually appealing as it is appetizing.

Both recipes include the benefits of watermelon, which boasts plenty of vitamin C to boost the immune system's defenses as a cholesterol-free, fat-free and sodium-free food. Plus, watermelon draws its red color from the powerful antioxidant lycopene (12.7 mg per serving), which may help protect cells from damage, and the healthy treat is American Heart Association Heart-Check Certified with just 80 calories per serving, making it the perfect centerpiece for Valentine's Day recipes.

Find more Valentine's Day inspiration and recipes at watermelon.org.

FROSTED WATERMELON CUTOUTS

- 1 seedless watermelon, cut into 1/2-3/4-inch thick slices
- 4 brownie bites
- 1 cup frosting (any flavor)

Using heart-shaped cookie cutters, cut shapes out of watermelon slices or simply use cut watermelon wedges, if desired. Top heart shapes with brownie bites and add frosting as desired.



WATERMELON AND CHOCOLATE DESSERT BOARD

Servings: 6-8

- | | | | |
|-----|---|-----|---|
| 1/2 | medium seedless watermelon, cut into wedges and cubes | 1 | cup strawberries, trimmed and halved |
| 1 | cup fresh raspberries | 1/4 | cup dried cranberries |
| 1 | cup fresh red cherries | 1/3 | cup roasted, salted cashews |
| 1 | cup coconut chips | 1 | cup chocolate covered almonds |
| | mint leaves, for garnish | 1 | bar dark chocolate, broken into squares |

On serving board, arrange watermelon in center and surround with raspberries, cherries, strawberries, cranberries, cashews, almonds, chocolate and coconut chips. Scatter mint leaves around board for garnish.





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Hello Circle C Ranch! John Squires with Keller Williams Realty and the Squires Team would like to thank you for another great year in real estate. Whether you own a **Scott Felder, Newmark, David Weekly, Plantation, Mercedes, Streetman, KB, Highland, John Lloyd, Village Home, Standard Pacific, etc., etc.**, John knows your home's value. There are actually **well over 20 different builders** in Circle C Ranch that have come and gone since 1988. The current market is extremely busy, as we have had a rapid increase in calls and visitors to our open houses on weekends. People have filed their taxes and are realizing their financial gains for the year and assessing the possibilities of moving or perhaps picking up lease properties as investments in the area. I sometimes encourage clients to hold on to their previous homes and lease them out if at all possible when moving to their next home. Interest rates have remained fairly constant for owner-occupant and investor loans. About **3.75%~ owner-occupant** and **4.5%~ investor**. All rates are credit driven and percentage of down payment. Still, **GREAT** rates! The Squires Team takes their fiduciary responsibility to their clients very seriously and strives to ensure your home is marketed and sold for the highest value the market will bear. Give us a shout for a no-obligation market analysis on your valuable Circle C Ranch property or to show you any homes in Austin. **(512) 970-1970** Thanks! John



Call John Squires' real estate sell phone at **512 970-1970** at any time or text for a quick response.

I work by appointment and will provide you with a free, no-obligation market analysis 7 days per week and any evenings at your convenience. I am on your schedule and just a call or text away. Thanks! John Squires

Below are 1-story and 2-story home **sold** statistics for the Circle C Ranch neighborhood for the year 2019. These also include all the new-built homes that were on the MLS, so the price per foot may not be relevant to all homes represented in this study. An accurate market study would have to be done on your property to find the true market value range for your specific property. These are general data averages in Circle C Ranch and your home could be worth more or less, depending on many factors.

1-story **"Active"** homes on market averages. Low price \$485,000. High price \$619,000. 2 total homes on market now. Average price per foot \$194.57. Average days on market 28.

1-story **"Contract Pending"** homes on market averages. Low price is \$386,900. High price is \$509,000. 8 total homes under contract right now. Average price per foot \$228.68. DOM is 137.

1-story **"Sold"** homes on market averages. Low price \$342,000. High price \$765,000. 102 total homes sold in 2019. Average price per foot \$210.48. Average days on market 28.

2-story **"Active"** homes on market averages. Low price is \$435,000. High price is \$841,000. 8 total homes on market now. Average price per foot \$193.73. Average days on market 74.

2-story **"Contract Pending"** homes on market averages. Low price \$599,000. High price \$915,000. 16 total homes under contract right now. Avg. price per foot \$196.96. Days on market is 45.

2-story **"Sold"** homes on market averages. Low price \$362,000. High price \$1,265,000. 241 total homes sold in 2019. Average price per foot \$180.29. Days on market 35.

Below is recent activity of John Squires in working with his mid-winter sellers. January/February and March are 3 of the *most* lucrative home-selling months of the year. Call John if you would like the full explanation of when the best times to list your homes are and how to proceed in selling for maximum value! With only 8 homes actively on the market, John's listings will get fantastic buyer-traffic and probably sell quickly for high seller profit margins. Listing prices are notated to show value in the area of the Circle C Ranch being sold in. Call John for a specific analysis on your valuable home and the best time to list it for sale. Also, let John show you when you would like to see any homes!

10807 Redmond Road John just listed this absolutely stunning David Weekly model home remodel! White oak hardwood flooring, quartz countertops through the kitchen and baths, complete remodel of kitchen with wall removed, Bosch and Kitchenaid stainless, easy-close shaker cabinets/drawers. Complete interior paint, LED lights, master bath with huge, expanded custom shower, designer faucets, Mahogany front door. Approx. 3696 sq. ft. Offered at **\$675,000.**



10900 Bexley Lane John brought this amazing Highland home to market, right behind Kiker! Loaded with wood floors, hi-end granite kitchen, an amazing master bath with quartz counters, 4/2.5 PLUS game room and office! Big back yard. Approx. 2992 sq. ft. Offered at **\$529,000.**



11501 Alberta Drive John just listed this wonderful David Weekly 1-story at approx. 3230 sq. ft. 4 bedrooms, 3 full baths and a 4-car garage! Quiet area and culdesac! Wow at **\$619,000.!**



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. John works on your schedule. Call for a free, no-obligation market assessment on your valuable home. Only John works directly with all his clients and you will never be handed off to an assistant or another agent.

(512) 970-1970

