



Volume 17, Number 6

June 2020

[www.circlecranch.com](http://www.circlecranch.com)

## President's Letter

Greetings Residents,

I hope you and your families have been able to enjoy some outside time the past few months while we've been homebound.

As many of you know, we have been working on proposed changes to our antiquated CC&Rs (from the 1980's). We've written the changes, sent them to our attorneys then to a committee, rewritten them, and then sent them for more changes in round two.

After all of this, we have the new language available for you to read. It is provided in this newsletter along with a short explanation for each proposed change. There are nine. Please read them and become familiar with them. The article explains the reasoning behind these requested changes. We will need a lot of help to get the word out if we are to obtain the required "yes" votes of 67% of the eligible voters (approximately 3,752 votes for the changes). Feel free to contact the HOA if you have any questions or concerns.

On a different note... How about this weather? Storms aside, the mild temperatures this spring have been a nice excuse for going outside for fresh air. Previously little-known trails around Austin are experiencing resurgence in activity and bicycle stores across town have had to restock their supplies. Families are reconnecting. I've even heard rumors that teenagers are actually learning to like their parents and younger siblings again.

Please keep in mind that we do have immune-compromised neighbors whose lives depend on us maintaining a distance and keeping them safe, so remember to maintain social distancing and to wear masks whenever possible.

Not wanting to cook one night during the week, remember to visit our very own Circle C Café owned by fellow residents Emily and Tray Horvath. They still have their tasty regular menu and extraordinary specials like Ginger Salmon, Island Curry Chicken and Chicken Fried Steak.

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## Important Dates In June

**Sunday, June 14, 2020**

National Flag Day. Fly your American flag to honor the adoption of the United States flag on June 14, 1777.

**Saturday, June 20, 2020**

Summer Solstice. Summer Solstice is first day of summer and the longest day of the year for the Northern Hemisphere.

**Sunday, June 21, 2020**

Father's Day

**Wednesday, June 24, 2020**

CCHOA Board Meeting

**\*\* Pool opening dates are still to be determined. Please check the website for more details. <https://circlecranch.com/stay-connected/news-announcements/>**

## News You Can Use

### Watering Restrictions:

Please visit your water providers website to view current watering restrictions. City of Austin: <http://www.austintexas.gov/departments/watering-restrictions>  
Midtex: (South West Water Company): <https://swwc.com/texas/drought>

### Irrigation After the Rain:

If you see high spraying of water near retention ponds after a heavy rain or storm, it is likely recirculated water being sprayed further into the landscape to prevent stagnant water in the watershed. Circle C has multiple City of Austin watershed retention ponds that capture storm water and use that water to irrigate the surrounding landscape.

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# Austin's housing market is still healthy, but a lot has changed.

However, one thing hasn't changed: expert, personalized service is more important now than ever.

## Median Home Price

2019	\$300,090	
2020	\$335,200	+11%

## Homes Sold

2019	2,977	
2020	3,042	+2%

## Average Days on Market

2019	65	
2020	44	-11 days

Source: RA Austin Housing Market Report | March 2020



If you're thinking of making a move, let's talk strategy and timing.  
Serving Circle C buyers and sellers since 2009.

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[barrett@realtyaustin.com](mailto:barrett@realtyaustin.com)





### "President's Letter" - Continued from Cover Page

Once again, thank you to all the neighbors that have been making a positive difference in this time. Some of you have made masks and mask-extendors, some have checked on - and have even grocery shopped for - fellow neighbors that cannot leave the house, and others have offered to stand beside a parked car at the grocery store to keep an eye on kids while a single parent runs inside for a much-needed item or two.

Stories of local neighborhood heroes such as these continue to circulate throughout our community, providing much-needed positivity. Mr. Rogers would be proud of this neighborhood with its multitude of heroes.

Stay safe. Stay healthy. And stay yourselves. You are fantastic just the way you are.

With much gratitude,  
Your President

### "News You Can Use..." - Continued from Cover Page

#### Trash Cart Reminder:

The HOA receives numerous calls about visible trash and recycling carts. Please remember to store your trash and recycling cans in your garage or out of sight from the street after trash/recycling is collected.

#### Front Yard Guidelines:

The Circle C Homeowners Association is tasked with monitoring the neighborhood to ensure compliance with Circle C Ranch's Covenants, Conditions, and Restrictions. Please be aware of the following items to help keep your front yard properly landscaped and uncluttered:

- Shrubs must be trimmed so that at least 2/3 of the front windows of the home are visible.
- Front yards or porches should not contain any of the following: plastic pots (original garden containers), artificial flowers, no empty pots, no pots within 10 feet from the curb (right of way), and no pots randomly placed in the yard.
- No signs are allowed within 10 feet from the curb and signs may not be nailed or otherwise attached to trees.
- Front yard art (including fountains, statues, gazing balls, bird houses) must be minimal and integrated into the landscape. Please move extra yard art to the backyard.
- Front yard patio changes must be approved by the Architectural Control Committee (ACC). Patios must have approved surrounding landscape screening (no invasive plants) and limited furniture (two chairs and one small table). Other patio furniture must be approved by the Architectural Control Committee.
- Front door and window screens may be removed if desired. If kept, all screens must be in good condition (with no holes, faded coloring, sagging, fraying, or rips). The average life of a screen is seven years.
- Any color changes to doors, trim, or screens must first be approved by the Architectural Control Committee.
- Lounge chairs, fire pits, or extended front yard patios are not allowed.
- Homeowners wishing to convert front yards to a waterwise plan must first receive written approval by the ACC and must contain sufficient landscape plants (not merely crushed granite).
- All landscaping trees, shrubbery, and grass must be alive, attractive, and neatly maintained with no visible weeds. Grass must be kept mowed.

## 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

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Natalie Placer McClure.....Vice President  
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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

## Proposed Circle C Amendments



Image Courtesy of Mike Madson, President of MGM Association Management

Upon purchasing a house in Circle C, every homeowner must sign the Homeowners Association's Declaration of Covenants, Conditions, and Restrictions (CC&Rs).

These CC&Rs are legally binding agreements written with the intention of keeping our neighborhood aesthetically pleasing and clutter-free. Restrictions were set forth to prevent over-the-top artsy neighbors from painting their house barbie-pink colors with sunburst-yellow polka dots, or to stop a neighbor down the road from keeping his five inoperable cars up on blocks in the driveway. These restrictions have done their part to keep our neighborhood beautiful, despite its 30+ years.

However, these restrictions were designed for life in the 1980's, which was significantly different from life today. At that time, most people didn't work from home.

*"No manufacturing, trade, business, commerce, industry, profession, or other occupation whatsoever will be conducted or carried on in The Properties or any part thereof, or in any building or other structure erected thereon, save and except sales and construction management offices with the prior written approval of the Architectural Control Committee and compliance with applicable zoning ordinances."*

"There," they probably thought. "That takes care of homeowners cluttering up our area while still allowing our own sales, marketing, and construction management offices on the premises."

And kids' play equipment in the front yard? That was a big no-no as well:

*"Recreational equipment. No recreational equipment, including but not limited to swing sets, skateboard or bicycle ramps, or basketball nets, shall be permitted in the front yard of any residential structure."*

Although some of these restrictions are outdated and might appear a bit nonsensical, the HOA is tasked with enforcing the CC&Rs. That is our job.

So, let's say that you and your neighbor have a difference of opinion. If that neighbor suddenly becomes irritated with the basketball net in your driveway, he could decide to call the HOA and report that net. The HOA is then obligated to act because that net, under current CC&Rs, does indeed violate the restrictions you

signed when you purchased the house.

Believe it or not, the position of having to fine neighbors for basketball nets is not one that the HOA enjoys. Therefore, based on questions and concerns residents expressed for many years, we have proposed changes to the CC&Rs. Below is a list of the nine proposed changes along with a quick explanation of the reason for the proposed changes.

Homeowners will soon receive a letter from the HOA with information on voting for these proposed changes. Here is where we need your help.

Texas law requires 67% of "yes" votes to change CC&Rs. It is difficult to get 67% of a given population to vote, let alone vote in agreement.

**With 5,600 homes in Circle C, the number of "yes" votes we would need to change the CC&Rs voting methods is approximately 3,752.**

Please read through these proposed changes. Please encourage your neighbors to read and understand them as well. We will need a lot of help from our community to get the word out and encourage voting if we are going to reach 3,752 "yes" votes.

We would love to be able to say that basketball nets within guidelines are now officially welcomed in the front yards of Circle C.

### Proposed CC&Rs:

#### **I. Add Term and Definition of "Development Lot" in Article I, Section 1 (i): Definitions**

##### New Language:

**"Development Lot" shall mean a lot owned by a developer or builder that does not have a completed residence. Status as a Development Lot shall terminate at the earlier of (i) sale by the developer/builder or (ii) six months after issuance of a certificate of occupancy for the residence on the Development Lot. Whenever the term "Lot" appears in this Declaration, it shall include a Development Lot, unless expressly provided otherwise.**

##### Explanation:

*Continued on Page 5*

"...Amendments..." Continued from Page 4

Basically, the addition of the term and definition of "Development Lot" allows the Circle C HOA to clarify that developers will be subjected to paying 25% of homeowner's assessment dues for every unfinished residence owned and allowed 25% of the voting rights. It also limits the status of "development lot" to only six months after issuance of a certificate of occupancy for residence. After that term, developers must pay the full amount of homeowner's assessment dues and are eligible for full voting privileges.

## **II. Add Subsection (c) "Added Land" to Article I, Section 3:** **Additions to Property Subject to Declaration**

### **New Language:**

(c). Added Land. The Board of Directors, by a 2/3 vote, shall have the authority to add land (Added Land) to this Declaration, provided: (i) the Added Land (x) consists of residential lots in a platted subdivision that is contiguous with The Properties, and (y) may include lots in said subdivision that serve an ancillary or support role for the residential lots that are being added (such as easements for drainage or public utilities, green space/conservation areas, and street right-of-way), (ii) no more than 200 residential lots are added in any 12 month period, (iii) the Declarant of the Added Land, or other person(s) with authority to consent to subjecting the Added Land to this Declaration, gives written approval thereto. The Added Land will be subjected to the Declaration, and joined to The Properties, upon recording of an amendment to this Declaration signed by the president or vice-president of the Association: no consent or approval by Members shall be necessary for such an amendment. Upon recording of the amendment joining the Added Land to the Declaration, the Added land will be subject to the terms, covenants, conditions, restrictions and obligations set forth in the Declaration, and the rights, privileges, duties and liabilities of persons subject to the Declaration will be the same with respect to such Added Land as with respect to the land originally covered by this Declaration.

### **Explanation:**

Circle C HOA would like the ability to bring in the Rowell HOA (located at the back of Avana) into Circle C.

## **III. Amend Voting to One-Vote-for-Each-Lot-Owned -** **Article II, Section 2: Voting Membership**

### **New Language:**

Member Classes. Class A members shall be all those Members described in Article II, Section 1, with the exception of owners of Development Lots, who shall be Class B members.

Class A members shall be entitled to one vote for each Lot owned.

Class B Members shall be entitled to .25 (1/4) vote for each Development Lot owned. When two or more persons or entities hold undivided interests in any part of The Properties, the vote for such part of The Properties shall be exercised as they, among

themselves, determine, but in no event shall the number of owners increase the number of votes to which the Lot is entitled.

Voting rights may be assigned, in whole or in part, as such rights relate to a particular tract of land, to a lessee holding a ground lease on such particular tract of land, PROVIDED that the primary term of such ground lease is for a period of not less than forty (40) years.

### **Explanation:**

This proposed amendment is a biggie. For years, residents have asked why their votes might not count as much as their neighbors. The answer? Well, the original CC&Rs were written allowing for the value of the house to determine the number of votes. We have been trying to change this language to One-Vote-For-Each-Lot-Owned for over a decade but are never able to receive 67% of the eligible voters in Circle C to vote for this change and that is the percentage Texas requires to amend the CC&Rs.

By the way, "Class B Members" are developers, so that is why they will only get 1/4 of a vote.

## **IV. Amend Annual Assessment to be Uniform - Article III,** **Section 3 – Annual Assessment**

### **New Language:**

Each owner of any part of The Properties shall pay to the Association an annual assessment. An annual assessment shall be levied against each Lot (including Development Lots, as defined below) within The Properties, and shall be for the purpose of promoting recreation, health, safety, and welfare of the residents of The Properties, improving and maintaining the Common Properties, enforcing the Declaration and rules of the Association, and operating and administering the Association. The annual assessment for each Lot shall be identical. The annual assessment for each Development Lot shall be 25% of the annual assessment for a Lot. The Board of Directors of the Association shall, after consideration of the current maintenance costs and future needs of the Association, set the amount of the annual assessment. The assessment shall not be more than 105% of the assessment for the preceding year (the "Cap"). The Association may not accumulate an operating surplus (the amount by which assessment revenue exceeds operating costs) at the end of any year which is more than two times the maximum permissible annual assessment for that year; provided that funds in reserve accounts for capital repairs, improvements and additions shall not be included in calculating the operating surplus. If an operating surplus exists at the end of the fiscal year, the next total annual assessment shall be reduced by an amount at least equal to said operating surplus; provided that for purposes of establishing the Cap, the assessment rate for that year shall be deemed to be the sum of the total annual assessment plus the amount of operating surplus applied.

*Continued on Page 6*



# HOA News

"...Amendments..." Continued from Page 5

## Explanation:

This proposed amendment removes the original language stating homeowners, "shall pay to the Association an annual assessment of \$0.25 for each one hundred dollars (\$100.00), or fraction thereof, of value of that portion of The Properties so owned, as assessed by the Travis County Appraisal District for ad valorem tax purposes for the preceding year."

Instead, with this proposed amendment, the annual assessments for homeowners will be equal for all residents, while Lots still under development will pay 25% of the annual assessment.

Also, language discussing the maximum annual assessment per Lot for VA or FHA loans in the year 1988 was removed in this update.

## V. Amend Trash Container Allowances - Article V, Section 3 (k) – Trash

### New Language:

Trash, recycling, compost, yard trimmings and garbage containers shall only be permitted to be placed at the curb the beginning of the calendar day preceding pickup day and must be brought in by the end of the calendar day after pick-up day. Refuse, garbage, recycling, compost and trash shall be kept at all times in covered containers and such containers shall be kept within enclosed structures or appropriately screened from view. To the extent allowed by applicable law, the Association shall have the right to contract for garbage collection and bill each Owner monthly for such service. No Lot shall be used or maintained as a dumping ground for trash. Periodic bulk/large item disposal items may be placed at the curb no more than 24 hours before the pick-up day specified by the City of Austin.

### Explanation:

When the original Declaration of CC&Rs was written, Circle C was not a part of the City of Austin (COA), so the HOA hired private companies to collect trash. The language of the original CC&Rs allowed for trash bins to be placed in the street "a maximum of two times a week for 12 hours." (Some of you longer term residents might remember when our trash was picked up twice a week.)

This proposed Amendment updates the language to limit trash containers in streets to only on pickup day. It also clarifies that trash bins must be properly screened/ hidden from view at all other times. Also, bulk disposal items may only be placed outside no more than 24 hours before the scheduled bulk pickup.

## VI. Amend Definition of Residential Purposes - Article V, Section 1 – Single Family Residential Construction

### New Language:

No building shall be erected, altered or permitted to remain on any Lot other than one detached single- family dwelling used for residential purposes only and not to exceed two and one-half (2 ½ ) stories. As used herein, the term "residential purposes"

means actual use primarily as a place of abode, and excludes use as a rooming house, boarding house, hostel, hotel, commune, and/or public meeting space/event center. Except as hereinafter provided with respect to model homes, each residence shall have a fully enclosed garage for not less than two (2) cars, which garage shall be available for parking automobiles at all times without any modification being made to the interior of said garage. The garage portion of any model home may be used by a builder for sales purposes, storage purposes and other related purposes. Upon (or prior to) the sale of said model home to the first purchaser thereof, the garage portion of the model home shall be converted to a fully enclosed garage. No mobile homes or trailers shall be placed on a Lot. No building of any kind or character shall be moved onto any Lot without the advance written permission of the Architectural Control Committee.

### Explanation:

There are three items in Article V, Section 1 that have changed in this proposed amendment.

1. Prior language of Article V, Section 1, determined what "residential purposes" was not, but did not explain what it was. This new language also provides a definition: "residential purposes" means actual use primarily as a place of abode."

2. The original section states, "no Lot shall be used for educational, religious, institutional, or professional purposes of any kind whatsoever." That sentence was removed from this proposed amendment to allow people to now work from home within the guidelines.

3. The original CC&Rs language states, "No building of any kind or character shall ever be moved onto any Lot within said Subdivision". This new language adds a provision that the Architectural Control Committee (ACC) may provide prior written approval for moving a building (such as a greenhouse or storage shed) onto a Lot.

## VII. Amend Use of Business Activities on Lot - Article V, Section 3 (b) – Use Limitations

### New Language:

Professional, business, or commercial activities to which the general public is invited shall not be conducted on any Lot. An Owner or resident may conduct business activities on a Lot provided: (1) the use is incidental to the primary use of the Lot as a residence and place of abode; (2) the use conforms to applicable governmental ordinances; (3) the existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from neighboring Lots; (4) the business does not generate a level of vehicular or pedestrian traffic, or a number of vehicles parked in The Properties, which is noticeably greater than is typical of residences in which no business activity is being conducted, such determination to be made by the Board in its sole discretion; (5) the business activity is consistent with the residential character of The Properties; and (6) the use does not constitute a nuisance or unreasonably interfere with the use and enjoyment of neighboring Lots by other residents.

*Continued on Page 8*

# What effect is COVID-19 having on the Austin Real Estate Market?

Hey y'all! Happy June! I hope that life is awesome for you and that you are staying safe and healthy. I wanted to address the real estate market in this newsletter and share with you what effects I am seeing from COVID-19. First of all though, thank you for all of the support and friendship and encouragement from everyone in Circle C over the years, it means a lot. I have now been a Circle C resident for over 22 years and I love it here.

So COVID-19, I have to admit on March 12th I was very afraid of what was going to happen to real estate here in Austin, not only from my own perspective, but also from the perspective of my clients and the equity that they have in their homes. The good news is, the real estate market has not been as hurt as we thought it might be. There was an initial slow down as people were uncertain as to how long this may last and what was going on with people's work situation, but as we have moved through this period the market has gained momentum and stayed strong.

I haven't seen any downward pressure on pricing just yet and I am seeing many multiple offer situations still happening in Circle C. Just a month ago I put a home on the market on Tasajillo Trail in Park

West at Circle C. In 4 days we had over 10 showings and received multiple offers and we sold over asking. I am seeing this happening more often than not even in this Covid period. There is very low inventory in Circle C right now, so it is a great time to sell.

There is low inventory in all of Austin right now. We have been experiencing this for a while, but currently there are 7,539 listings in the MLS, that is a 10.8% decrease over last year at this time. As we enter the spring and summer season there is still a high demand. Interest rates are at a historically low spot of 3.23%, which is extremely good.

The Austin real estate market is healthy right now. There are buyers buying and sellers selling and I am not seeing a huge slow down. I predict that we will continue to have strong movement and that Austin will weather this storm extremely well.

If you are thinking about buying or selling, I would love the opportunity to interview for that job. Our company has been one of the top brokerages for 24 years now in Austin. Experience matters.

Stay safe, stay focused, stay positive, have fun and call me if I can help.



Chad Goldwasser, Broker  
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# HOA News / Aquatics

"...Amendments..." Continued from Page 6

## Explanation:

This proposed amendment changes the language from no business use in a residential home to allow for limited business use of home with provisions, so that residents that work from home will not be in violation of CC&Rs.

## VIII. Amend to Allow ACC approval for Permanent Basketball hoop to be installed - Article V, Section 3 (m) – Recreational Equipment

### New Language:

No permanent (eg: affixed to or anchored in the ground) recreational equipment, including but not limited to swing sets, skateboard ramps or bicycle ramps shall be permitted in the front yard of any residential structure. Portable (eg: readily moveable) recreational equipment is allowed in the front yard but must be removed from the front yard at the end of each day of use (i.e., stored in garage, or otherwise stored in compliance with this Declaration), kept out of the street Right-of-Way and maintained in good condition. No basketball backboards or hoops shall be attached to the front of the residence. All basketball installations require Architectural Control Committee approval and must meet the guidelines set by the Committee

### Explanation:

This proposed amendment changes the language from not allowing any recreational equipment in the front yard to allowing permanent basketball goals to be installed with ACC approval that meet the established guidelines.

## IX. Amend Requirements of Majority Votes to Change Amendments - Article VIII, Section 2 – Miscellaneous Provisions

### New Language:

#### Section 2. Amendment

a. By Members. This Declaration may be amended or terminated by a majority (fifty percent plus 1) of the total eligible votes of the membership

b. By Directors. This Declaration may be amended by the Board of Directors, without consent of the membership, as necessary to conform the Declaration to the requirements or provisions of any United States or Texas statute or regulation, City of Austin, Travis County Ordinance, Hays County Ordinance, or judicial ruling of a Texas Court or federal court with jurisdiction over legal actions in Texas.

c. Effective Date. An amendment of the Declaration becomes effective when the instrument is filed of record in the county official public records

### Explanation:

The CC&Rs were originally written requiring 75% of eligible voters in agreement to make a change. This was intended to make it difficult to change the CC&Rs. Obtaining that amount is near impossible, however, so we have been left with outdated regulations for several decades. This proposed amendment allows for a majority vote of eligible homeowners (51%) to vote for future proposed amendments to the CC&Rs or the Board of Directors may amend the Declaration if necessary to align with current Federal, state, or local laws.

## AQUATICS NEWS

### \* \* Public Health Closure \* \*

To our valued patrons, program participants and families,

Due to continued health and safety concerns, our facilities remain closed.

All aquatics programming and events are on hold.

We will continue to monitor the current situation and follow recommended guidelines/restrictions to ensure the safety of our swimmers, patrons, staff and families.

We will send out updates as more information becomes available.

I hope you all stay safe and healthy during these unprecedented times.

## Circle C Pool and Office Hours:

**Pool opening dates are still to be determined.**

Please visit Aquatics on the website at [circlecranch.com](http://circlecranch.com) for the most up to date information.

## Now Hiring!

The Circle C Swim Center is now hiring all positions for the 2020 Summer season. Red Cross Lifeguarding Certifications are required for Lifeguard positions; we offer Lifeguard courses on a monthly basis at a discounted rate (contingent upon employment with us). You must have an interview before registering for a lifeguard class. You must be 15 years or older. Lifeguard Classes fill up quickly so email us today! Contact Amanda at [coordinator@cswim.net](mailto:coordinator@cswim.net) to set up an interview.

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



# LOVE AT FIRST *Site*

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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 and perhaps in your own backyard!

### **PRICKLY PEAR** (**OPUNTIA ENGELMANNII VAR. LINDHEIMERI**)

You might say prickly pears are a life lesson in a plant. We all know some days are pricklier than others. But even when life seems filled with barbs (or, in this case, spines and glochids), take heart that beautiful blooms, a tasty meal and good company lie ahead. *Opuntia engelmannii* var. *lindheimeri* flowers are nectar and pollen rich and (usually) lemon yellow — and they transform into edible fruits so versatile they appear in margaritas, smoothies and holiday relishes. The paddles can be eaten as well (once spines are removed); tender young specimens, once sliced, become “nopalitos,” a common taco filling. The good company comes from bees, birds, beetles, butterflies, ants, moths and wasps. An evergreen perennial that's as hardy as, well, a cactus, this is one plant that hangs tough in harsh climates and still gives generously. (Search “prickly pear recipe” on [wildflower.org](http://wildflower.org) for a variety of ways to appreciate this sweet parable of a plant.)



*Photography by Melody Lytle*

### **TRUMPET CREEPER** (**CAMPIS RADICANS**)

The only thing creepy about *Campsis radicans* is its killer knack for climbing. Actually, some might argue that it's a little too good at climbing, making it a potentially aggressive garden invader. Aerial rootlets (which English Ivy is also derided, er, known for) make it great at grabbing hold of things you want it to (arbors, trellises) and things you don't (gutters, wooden shingles). The pluses are well worth it, however, namely drop-dead gorgeous reddish-coral flowers, and hummingbirds (which are attracted to the trumpet-shaped flowers) (ong-tongued bees like them, too, perhaps adding a little creep factor by nature of their name. Trumpet Creepers are also larval hosts for plebian sphinx moths (too cool!). You can tell this climber from similar looking crossvine by its bloom time (later), its color (a bit less tangerine), and its leaves (trumpet creepers have pinnately compound leaves of five to seven leaflets; crossvine leaflets come in twos).



*Photography by Joseph Marcus*

Learn more about these monarch-supporting plants at [wildflower.org/learn/power-the-migration](http://wildflower.org/learn/power-the-migration), and find many more plants on our database at [wildflower.org/plants-main](http://wildflower.org/plants-main).

## SUPPORT THE CENTER DURING CLOSURE

The Lady Bird Johnson Wildflower Center needs your support now more than ever. We rely entirely on memberships, admissions, donations, class registrations, ticket sales and private events, and all of these revenue streams have been impacted. Your donation and/or membership directly supports our operations and keeps our mission alive.

*Give at [wildflower.org/donate](http://wildflower.org/donate) and become a member at [wildflower.org/join](http://wildflower.org/join).*

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



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# Circle C Spotlight

## Local Circle C Doctor Thanks Community for Her Cloth Masks



**Dr. Kelly Jolet**

Dr. Kelly Jolet, a Circle-C resident and local favorite pediatrician, would like to thank the community for the

homemade cloth masks made for her and her staff at Southwest Pediatric Associates.

On March 18, 2020, Dr. Jolet made the following Facebook request:

*"I do not make this request lightly. Our pediatric office is critically low on masks. We have no N95 masks at all. They are all on back order, and we aren't reassured if we*

*will get them at all. We are rationing them and are having to limit access to the providers who are actually face-to-face with a patient. I am worried about protecting my staff who are doing their absolute best. If you or your family have a good supply and would be willing to share a percentage with us, please let me know. We can arrange a pick-up or you can drop them on our porch."*

Thanks to her family, friends, and neighbors, her request was quickly answered.

*"A huge thank you to all of you who shared my plea for masks yesterday. We more than doubled our supply and are hoping this bridges the gap until manufacturing ramps up. As always when we face difficulty, we can see humanity at its worst but also at its finest - and your generosity and kind wishes for our safety were so heartwarming. If you have masks to share (regular is good, N95 is*



*great!) please share with a primary care doctor in your life - we are "low priority" understandably but to our patients and our staff members, keeping us all safe is our highest priority. PEOPLE - YOU ARE AWESOME!"*

The N95 masks are the ones recommended

for infection protection, but it is the homemade cloth masks made with love that the doctors love to see the most.

*"We have been blown away by people digging through their cabinets & dropping off N95 masks in our office or on our doorsteps.*

*What has been so fun, though, is the home-made masks of various shapes, sizes and configurations"*

Dr. Jolet and other medical practitioners use the homemade masks over their N95 masks both to increase the longevity of their medical-grade masks and to provide another layer of protection against the virus.



She said the colorful patterns also help to make office visits more fun and festive in these scary times.

They have also used the homemade masks for staff outside the office, "and to families who present to our office without a mask," which is a nice service to Southwest Pediatric Associates as well as to the patients and their families.

*"What is extra special is that every time we put one on, we remember that someone made them, by hand, because they care about us."*

*"It literally feels like a hug when we need to keep our distance!"*



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## SPOTLIGHT ON A CIRCLE C TEEN



Her name, MiaAngelina Ruja but she is known simply as, "Mia". Born in 2003 to Karen and Maruis Ruja, Mia is the fourth of five children. She also happens to be the top female tennis player at Bowie High School and one to watch in the future. This Circle C teen is tough, smart, and strong. And she

talks like she plays tennis: succinct and to the point.

We interviewed Mia about her tennis career.

**Q: How old were you when you started tennis?**

A: I was about eight years old.

**Q: How did you find tennis?**

A: My older sister, AnaCristina, wanted to try tennis and I decided to try it with her.

**Q: Did you take lessons together?**

A: Yes. Our coach (let's call him "Bob") started training us more and more hours each day until my sister and I decided we wanted to go pro. Then, we started homeschooling and our coach trained us eight hours a day.

**Q: When did you have time for schooling?**

A: We didn't. We took online classes through Abeka Academy and only had three hours a day to learn. The rest of the day was for tennis playing. We got very behind in our daily lessons.

**Q: How long did you stay with "Bob"?**

A: Well, my sister and I didn't really like him, but we were loyal, so we didn't want to switch. When our dad told us that we were going to try out for a new coach, we purposely played badly when he evaluated us. After, he said he wanted to work with us and we didn't know why.

**Q: What was that coach's name and what was he like?**

A: His name is Alex Mouqin and his teaching approach is different. He's French and very confident, but he really does know a lot. On the first day of practice, he told us about a plan he had for us and what he expected from us. He taught us about using mindset and that helped our tennis improve.

**Q: How long did you train with Coach Alex?**

A: When I was twelve years old, Alex got a better job in Arizona with a program called "Go Beyond". The guy that owned the program was named Joey. Alex said I had a lot of potential and was a good teacher, so my parents made the decision for me to move to Arizona as well.

*Continued on Page 14*

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*"...Circle C Spotlight..." Continued from Page 13*

I left my family in El Paso and went with Alex to Arizona. I moved in with Joey (the owner) and his wife for a little bit. They were nice at first and I had my own room, but then Joey went to an International Tennis Federation (ITF) tournament and invited another girl to move in and share my room. She was a better tennis player than me and older, but she was mean and started telling me stories that scared me. She told me she broke her mom's finger on purpose and she laughed about it. We didn't get along and Joey got mad and told me to pack up my things and move out. He was also mad because I chose to train with Alex and not him.

**Q: What did you do then?**

A: Well, Alex was still my coach, so he let me move in with him. But his wife worked for USTA (United States Tennis Association) and that is a conflict of interest, so I had to move out.

**Q: Where did you go?**

A: I moved in with Julian, another coach at Go Beyond. But Julian and his wife had three kids and it was crowded, so I had to move out and go back home to El Paso.

**Q: Did you find another coach in El Paso?**

A: No, my parents searched for a better place for me to train. They found ATA (Advantage Tennis Academy) in Irvine, California. So, I went there.

**Q: How long were you at ATA in Irvine?**

A: I was there eight months but I wasn't improving and my parents said it was too expensive. I was going downhill. They were only focusing on their tennis stars at a much higher level and weren't interested in me. Jimmy was the head coach and I took his training seriously, but in the end, I had to move back to El Paso.

**Q: Did you find a better coach in El Paso?**

A: No, when I got home, we had a family meeting to discuss why I wasn't improving. Everyone recognized that I wasn't improving since I left Alex, so we made the choice to do whatever was necessary to train with him again. I went to live with him again in Arizona.

**Q: How old were you at that point?**

A: I was fourteen years old then. My mom and younger brother later moved there then too.

**Q: How long did you stay in Arizona this second time?**

A: I was there for a while. One day, Coach Alex wanted to have a meeting with my family. We had a few disagreements during the meeting

and decided not to work together anymore.

**Q: How did you feel about that?**

A: Alex was like a second dad to me, and he is a really good coach. I begged my parents to let me stay with him, but my dad found another coach named Alex in Austin at a place called Grey Rock, and my mom wanted to move to Austin because she said there is more opportunity for work. She is an insurance adjuster. She also thought the schools were better for my brother.

**Q: So, you, your mom and younger brother moved to Austin?**

A: Yes, I had to move in with Alex for two months first, though. He and his wife have a son and a daughter. I shared a room with his daughter. She is very nice, but she was fourteen and I was sixteen. Finally, my mom and two of my brothers moved here and we live together now. Well, my younger brother lives here with us, my older brother is here temporarily.

**Q: What about your dad?**

A: He's a chiropractor and it's hard for him to move since his clinic is in El Paso, but he comes to visit us a lot.

**Q: And school?**

A: I enrolled at Bowie High School. I was nervous about scheduling and keeping up with assignments because I had been homeschooled since the fourth grade, but it all worked out fine.

**Q: How much do you train for tennis now?**

A: I only train four hours a day now.

**Q: And yet you are the top woman player at Bowie?**

A: Yes. I love it here training with new friends. Everyone was super welcoming and excited to have me on their team because they already knew who I was. They knew my tennis background.

**Q: What do you want to say to new players getting started?**

A: They can contact me if they need to string their rackets or want tennis lessons. I have a lot of practice in both. I used to teach younger kids and I popped the tennis racket strings so much, my parents decided it was cheaper to get a machine and string my own rackets. So, I now have the setup to string rackets for other people as well.

**Q: Where do you want to go to college?**

A: Coaches from Davidson, Rice, Anna Maria College, University of Denver, and a few others have contacted me to say they are interested. I really wanted to go to UCLA, but their tennis team is so competitive. I think I'd like to go to ASU (Arizona State University) because they have a D1 tennis team. I just want to go to college where I can play tennis. Later, I can decide if I want to go pro.

**Q: At what age do tennis players typically go pro?**

A: There is no typical age. It's just when you are ready. I could even go pro now but I'm not ready. You can start as early as fourteen, like Coco Gauff. She just turned 16 and beat Venus Williams when she was only fifteen years old. She was in a tournament I was in when I was 12. I didn't play her though.

**Q: Would you like to play against Venus Williams one day?**

A: Of course! That would be cool.





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# SquiresTeam.com

The homes you see on both sides of this newsletter is the Squires Team's current activity in Southwest Austin for the month of May/June, 2020.

KW  
KELLER WILLIAMS  
REAL ESTATE

Hey Southwest Austin, the market is extremely active right now, as buyers are back out in droves, placing all of our listings under contract and taking advantage of less traffic. Even with the Covid-19 pandemic, it is still "May/June" and one of the hottest selling times of the year. The Squires Team enforces and practices the strictest Covid protocol guidelines when listing homes and showing properties to buyers. If you would like to speak with John Squires to list your home for sale or help you in the purchase of your next home, please call/text him directly at **(512) 970-1970**.



John's new listing is **8402 La Plata Loop** in Lewis Mountain Ranch is **"JUST SOLD!"**. Another unbelievable opportunity to live on over 1.2 acres with un-ending views on your private greenbelt lot. The 1-story home is highly upgraded. RIGHT behind Circle C off 1826. NO CITY TAXES! (2%) You'll never leave! **\$700,000**.



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



11105 Pairnoy Lane in The Arbors of Circle C Ranch is **"SOLD!"** John listed this amazing Streetman Home. Probably the largest 1-story home in Circle C. Listed at **\$799,000**.

11104 Pairnoy Lane in The Arbors of Circle C Ranch is **"SOLD!"**. The home was to be listed at **\$655,000**

9111 Ginita Lane is **"SOLD!"** John Squires listed this beautiful Scott Felder 4 bedrooms and 2 full baths on a secluded corner street in the heart of original Circle C! Rockin' at **\$485,000**.





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**kw** KELLER WILLIAMS  
REALTY

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**8335 La Plata Loop** is **"JUST LISTED!!"** Views, views, views! John has brought this amazing Lewis Mountain Ranch acreage property to market for those looking for more room and fewer restrictions. The home has been completely renovated with wood floors, complete paint, lights, fans, granite countertops, hi-end stainless, Samsung appliances, 3 brand new A/C's and more! Approximately 1.78 acres allows you to store your boat, RV and/or build additional out-buildings, work-shops, etc. right there at on your private property. Great opportunity to own to own this entertainer's home within 14 miles of downtown! Listed at **\$685,000**. Low 2.00% taxes!



**6415 Mirarosa** in Cornerstone of Circle C. John Squires' new listing was just listed and **"JUST SOLD!!"** in 10 days and closes approximately June 1st. Gorgeous Luederstone Standard Pacific home, loaded with wood floors and many customizations. Rain glass cabinetry w/lighting, barn wood accenting thru home, quartz counters, garage cabs! LOADED at **\$585,000**.

John Squires is the top agent in Southwest Austin and Circle C home sales over the last 23 years with over **730~** homes sold to date and **1100~** homes sold city-wide. **Only 1 number to call and John Squires answers his phone.** Move-up/down plans, flexible commissions offered. 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. 7 days or nights per week by appointment.



**6509 Needham Lane** in original Circle C is **"JUST SOLD!!"** John Squires just listed this beautiful Newmark Home in the heart of original Circle C Ranch. At approx. 3100 sq. ft., this home has 5 large bedrooms, 3.5 baths and a huge game room, ready for a growing family. Offered at **\$539,000**.

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