Circle C Ranch

4,800 ACRES
115 ACRES COMMON PROPERTY
4,600 HOMES
A Little Background

• Circle C HOA Maintains 115 irrigated acres, primarily in City of Austin right of way

• Adopted Green Community Model in 2005

• Renovated and continues renovating the commons areas according to the Model
Green Community Model

- Promote Water Conservation
- Reduce Turf Areas
- Incorporate Diversified Drought Tolerant Plants
- Plant Diversified Trees
- Update Irrigation Infrastructure to Meet Changing Times
- Minimize pesticides, herbicides, fertilizers
Focus on Plants and Beds
Focus on Rockwork
Irrigation Improvements

• Moved rotors in 1 foot from curb
• Added bubblers to over 450 trees
• Added drip to 7 miles of hedges
• Added drip to side strip grasses
• Began conversion of median tips to drip
• Installed 700 foot median, all drip!
• After the 2011 drought, many homeowners were interested in converting to a water wise landscape.
• The Architectural Control Committee set new guidelines for front yards.
• Homeowners are required to submit plans in order to change out their landscape.
Front Yard Design Guidelines

• Limits front yard turf to 50% or less
• Prohibits St. Augustine grass, allows buffalo, zoysia or Bermuda
• Requires bed edging
• Requires plants from City of Austin Grow Green List, trees suited to Circle C
• Allows natural rock and decomposed granite
• Allows professionally constructed pathways
Guidelines (continued)

• Requires that side strip grass be removed and allows flagstone or flagstone with plants.
• Requires the first 10 feet from the sidewalk/or curb back toward the house to be heavily planted.
• Encourages drip irrigation.
• Requires continued maintenance.