

ⓐ Circle D Round-Up

THANK YOU to everyone who attended the Annual HOA Meeting in May.

On behalf of the board, I'd like to extend our gratitude to everyone who attended our annual HOA meeting in May. Your presence and contributions were invaluable to the discourse that took place. It is your engagement and thoughtful input that help shape our community. The collective decisions and discussions reflect our shared commitment to maintaining and enhancing the quality of our neighborhood and protect our property values. Your active participation is a testament to the budding vibrant and cooperative spirit that is beginning to define our neighborhood. Thank you for your dedication and for the constructive dialogue that will undoubtedly lead to positive outcomes for all residents in the coming year. Your board looks forward to continuing our work together, fostering a harmonious and thriving community for everyone to enjoy.

With your help, we made some good progress at the meeting. The amendment to the Bylaws was voted on at the annual meeting with a count of 97 for and 34 against. It was adopted, and Lana filed at the courthouse. It is also located in the documents section of PayHOA for your review. If you were not able to attend the meeting, the video is posted on the front page of the CDCA website for your convenience. I encourage you to watch the video.

At the Annual Meeting we elected three members to the Board of Directors. We are happy to announce that Jim Stephens and Sonna Gabourel were re-elected, and Sean Keahey was also newly elected. On July 8, 2024, at the monthly Board Meeting the Board voted in officers and they are as follows:

- Jim Stephens President Term ends: May2026
- Matt Rainey Vice President Term ends: May2025
- Sonna Gabourel Secretary Term ends: May2026
- Lynn Motz Treasurer Term ends: May2025
- Don Aylesworth Board Member Term ends: May2026
- Sean Keahey Board Member Term ends: May2025
- Matt Hampel Board Member Term ends: May2025



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If you noticed, we took advantage of the meeting to serve as a venue for onboarding (welcoming) new members, recognizing achievements, and reinforcing the collective vision. We also tried to ensure that every participant was heard and that their contributions are valued. Members should be considerate of each other's time, avoid interruptions, and engage in respectful dialog. Disagreements are natural, but they should be handled with grace and professionalism and a focus on the organization's best interest.

Attending our annual meeting is more than just showing up; it's about being prepared, understanding the procedures, and contributing to the organization's governance. With the right approach, our annual HOA meeting can be fun! It can be an opportunity to visit and catch-up with neighbors and help our association grow and prosper, despite the few pessimist that believe otherwise.

Be safe, talk soon.

Jim Stephens
CDCA President



Goodbye, Good Luck and Thank You!



As many of you know, Jillian Stevenson moved to New Orleans and had to resign as our CDCA Vice President. Since her tenure has come to a close, I'd like to take this opportunity to express thanks and gratitude for the dedication and service rendered. Her leadership over the past year was instrumental in fostering community spirit and driving initiatives that have significantly benefited our neighborhood. The countless hours she invested in meetings, planning, and execution did not go unnoticed. Jillian considered her role as Vice President more than a position; she thought of it more as a commitment to the well-being of every resident and the betterment of our community as a whole.

We are indeed fortunate to have had Jillian as our Vice President. Because of her patience, grace, and determination, her contributions have not only enhanced the quality of our neighborhood but have also fostered a sense of unity and cooperation among residents. She exemplified the virtues of leadership, commitment, and community spirit. I am confident that the foundation she helped build will lead us to new heights.

In recognition of her dedicated service, it is with gratitude that we extend our heartfelt thanks to Jillian. May your future endeavors be met with the same passion and success that you brought to our association.

You WILL be missed.

Jim Stephens
CDCA President



Committee Member Spotlight



John A. Burns is an accomplished senior executive with over 50 years of demonstrated success in financial technology, mobile applications and real-estate development in the Austin, Texas area. His extensive experience includes managing corporate activities for both public and private companies from startup to acquisition. His broad areas of expertise include planning, funding, team building, financial modeling and exit strategies.

In addition to John's many professional accomplishments one of his community activities is serving as a committee member of the Architectural Control Committee for Circle D. John has proven to be an amazing asset to the ACC and the members of Circle D. He serves with the fairness and knowledge that is needed to make decisions according to the deed restrictions. We greatly appreciate John's Willingness and the time he gives to serve on the ACC. We look forward to his continued service.

John is happily married to his wife Marti of 50 years, and they have three children and ten grandchildren together. John and Marti have lived on their secluded 17-acre ranch in Circle D Section 2 since 2003.

PARK NEWS

The Park Committee is committed to providing a safe place for our members to connect, enjoy the outdoors and be active. The Park has had an influx of trespassers this year so one of the ways the Park Committee is implementing this standard is by adding new, updated park signs throughout the park. The signs provide a list of rules that are hopefully followed.

They have also installed two dog waste stations as a convenience for members who take their dogs along with them when visiting the park. One is stationed at the walk in entrance of the main parking lot and one is stationed at the park entrance off of Old Firetower Rd.



WELCOME COMMITTEE BBQ PARTY

The 2nd annual Neighborhood BBQ, held the last Saturday of July, was a great success! The weather was ideal with cloud cover and a cooling breeze. Neighbors enjoyed catching up with one another and meeting new faces! Hamburgers, hotdogs, watermelon, and ice cream were shared while others tried their hand at a friendly game of cornhole or a turn down the slide. Special thanks to Troy Schlottman for donating his grill, Matthew Hampel for bringing his Blackstone and cooking the hamburgers to perfection, and Starla Aylesworth for grilling the hotdogs like a pro! Also, shoutout to the Welcome Committee who makes these events possible with the support of our Board of Directors! Keep an eye out for our next event this fall .



Select Picture to view all the BBQ Party Pictures

PUBLIC SAFETY APPRECIATION BREAKFAST

Our Breakfast Meeting was a Success!

If you recall, I invited CDCA residents who are, or were, in public service to join me for a casual breakfast. When I say...Public Service, I mean Firefighters, Police Officers, Sherriff's Deputies, EMTs/Paramedics, Dispatchers, etc. My goal was to meet my neighbors who also serve or have served in Public Service just to say, "thanks for what you do". I also think hosting a breakfast meeting can be a delightful and efficient way to start the day. It combines the necessity of a meal with the productivity of a meeting.

We got together for breakfast on Saturday the 20th. Although it was a small gathering, we had a good time and enjoyed each other's company in a relaxed atmosphere conducive to open communication. Although the folks didn't know it, I had a surprise drawing for those that attended.

We gave away a couple of wonderful prizes! The first prize was a gift coupon for a 90-minute deep tissue massage by Barb Connell, owner of Nurturing Hands of Healing. Barb Connell is a licensed massage therapist and a resident of Circle D. She read about the appreciation breakfast, thought it was a wonderful idea, and wanted to do her part. She graciously donated her services as way of saying "thank you" to our First Responders. Larry Crabtree won the massage. Larry has over 30 years in the Fire Service, first in California, then in Texas. He may be from Cali, but he got to Texas as soon as he could!

James Parrish won the second prize. It was a \$25.00 Visa Gift Card. James dispatched at Caldwell County for 10 years and then retired after 25 years as a Texas DPS Dispatcher.

Thank you to everyone who attended. See ya next year.

Jim Stevens
CDCA President



The Bastrop County Fire Department is offering Wildfire Risk Assessment site visits.
Make your Appointment today!



Wildfire Risk Assessment



Free!

Site visits are available by a local fire professional. They will assess your property and provide recommendations on how you can reduce your wildfire risk.

Once your request is submitted, we will contact you to schedule a site visit. Must be in the Bastrop County ESD #2 District to qualify for service. Please see your tax statement to verify.

To Schedule an Assessment:

Email: crr@bastropesd2.org

Phone: (844)347-3373 ext.5

HOW TO PREPARE YOUR HOME FOR WILDFIRES

WILDFIRE RISK REDUCTION STEPS THAT CAN MAKE YOUR HOME SAFER DURING A WILDFIRE



■ VEGETATION MANAGEMENT

1. HOME IGNITION ZONES

To increase your home's chance of surviving a wildfire, choose fire-resistant building materials and limit the amount of flammable vegetation in the three home ignition zones. The zones include the **Immediate Zone**: (0 to 5 feet around the house), the **Intermediate Zone** (5 to 30 feet), and the **Extended Zone** (30 to 100 feet).

2. LANDSCAPING AND MAINTENANCE

To reduce ember ignitions and fire spread, trim branches that overhang the home, porch, and deck and prune branches of large trees up to 6 to 10 feet (depending on their height) from the ground. Remove plants containing resins, oils, and waxes. Use crushed stone or gravel instead of flammable mulches in the **Immediate Zone** (0 to 5 feet around the house). Keep your landscape in good condition.

■ FIRE RESISTIVE CONSTRUCTION

3. ROOFING AND VENTS

Class A fire-rated roofing products, such as composite shingles, metal, concrete, and clay tiles, offer the best protection. Inspect shingles or roof tiles and replace or repair those that are loose or missing to prevent ember penetration. Box in eaves, but provide ventilation to prevent condensation and mildew. Roof and attic vents should be screened to prevent ember entry.

4. DECKS AND PORCHES

Never store flammable materials underneath decks or porches. Remove dead vegetation and debris from under decks and porches and between deck board joints.

5. SIDING AND WINDOWS

Embers can collect in small nooks and crannies and ignite combustible materials; radiant heat from flames can crack windows. Use fire-resistant siding such as brick, fiber-cement, plaster, or stucco, and use dual-pane tempered glass windows.

■ BE PREPARED

6. EMERGENCY RESPONDER ACCESS

Ensure your home and neighborhood have legible and clearly marked street names and numbers. Driveways should be at least 12 feet wide with a vertical clearance of 15 feet for emergency vehicle access.

- Develop, discuss, and practice an emergency action plan with everyone in your home. Include details for handling pets, large animals, and livestock.
- Know two ways out of your neighborhood and have a predesignated meeting place.
- Always evacuate if you feel it's unsafe to stay—don't wait to receive an emergency notification if you feel threatened from the fire.
- Conduct an annual insurance policy checkup to adjust for local building costs, codes, and new renovations.
- Create or update a home inventory to help settle claims faster.



**TALK TO YOUR LOCAL FORESTRY AGENCY
OR FIRE DEPARTMENT TO LEARN MORE
ABOUT THE SPECIFIC WILDFIRE RISK
WHERE YOU LIVE.**



VISIT [FIREWISE.ORG](https://www.firewise.org) FOR MORE DETAILS

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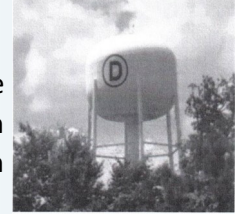
Order a Reducing Wildfire Risks in the Home Ignition Zone checklist/poster at [Firewise.org](https://www.firewise.org)

CIRCLE D HISTORY

Mr. Wayne McPhaul emailed the office with some history for us to share with our members. We appreciate his thoughtfulness in giving us some insight on how Circle D began.

WHY CIRCLE D?

In 1959, a family from Angleton, Texas, led by the father, Earl Dudley, bought a large piece of property in Bastrop County. Their land stretched from Hwy 21 to a portion of old Camp Swift, and totaled 2,053 acres. Twin brothers, Joseph and Jack Austin Dudley, moved to Bastrop County to establish a cattle and hay raising ranch.




My grandparents, Vanner and Lydia Wuneburger, lived across Hwy 21 from the Dudley property. My grandmother gave them coffee many mornings, and the brothers would help out when needed. At one point they parked my grandpa's car under the shade and did a valve job on the engine. No charge.

People who had a phone were on a party line and each had an individual ring: two longs, one long and one short, etc. Many early mornings, one of the Dudley brothers would call the other to make plans for the day. Everyone on the party line woke up to the rings.

This was a time when a person could sit on the front porch and not see another soul or building. On average, a car might pass by every 5 minutes or so. Often, my grandfather would tell me we were going to see what the "boys" were doing. There was no 1441 then, so we had to go through several gates across their property to reach their big hayfield; I had to open the gates. From time to time, we watched them dig the two lakes that are now behind the firehouse.

Their cattle brand was registered back home in Brazoria County and was known as the Circle D.

Brand	Description	County
	CIRCLE D	BRAZORIA

Circle D Ranch Inc. sold the property in 1969, and today much of it is the Circle D Community.

Wayne McPhaul



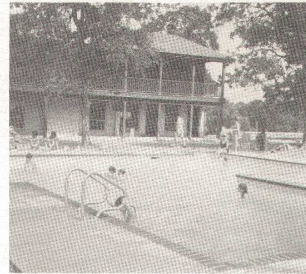
Another interesting submission by one of our original members' daughter is the following flyer for us to share with our Circle D Members. This flyer shows that Circle D owned the Willow Spring Recovery property and were advertising it as a resort for vacations and conferences. In the event that you booked a vacation or a conference, they would also provide information for buying property in Circle D. That is a interesting bit of history about Circle D.

Mrs. Henderson also sent some old annual meeting notifications, agendas, and meeting minutes from the 70's and 80's. We are in the process of scanning those documents to keep on file as we do not have documents from before the 2011 fire. Once they are scanned, they will be uploaded into the PayHOA Documents tab for our members to view.

The Timewealth Corporation has been in the resort development industry since 1957. With six major communities in the Gulf of Mexico and West Galveston Bay area, Timewealth marketing research indicated that many people were seeking hill country acreage for weekend and vacation retreats.

During 1969 some 2,000 acres were brought under development at the beautiful Circle-D Ranch, adjacent to Bastrop Lake and State Park. Early demand by purchasers far exceed predictions, and an additional 1,000 acres were acquired before the year was over. Early in 1970, Timewealth set plans to develop approximately 5,000 new acres in the same general area.

Timewealth's novel approach first determined the needs and desires of prospective buyers, then built accordingly. The Country Acres Concept provides secluded but accessible rural estates with surfaced streets and all utilities installed. It provides isolated retreats within minutes of city shops and services. And, it includes unlimited recreational opportunities for Golfing, Horseback Riding, Fresh Water Swimming and Skiing, Camping, Hiking, Tennis, Hunting and Fishing.



This authentically reproduced early Texas mansion houses up to 100 youngsters for summer training in Horseback riding, Tennis, and Golf, under supervision of professional Educator-Coaches, on the Circle-D grounds.

CIRCLE D LODGE AND SPORTS ACADEMY

FOR FURTHER INFORMATION CALL OR WRITE

THE TIMEWEALTH CORPORATION

900 SHERATON-LINCOLN CENTER • HOUSTON 77002
CA 8-4444

THE TIMEWEALTH CORPORATION

**COUNTRY ACRES
CONCEPT**

at the

CIRCLE-D RANCH



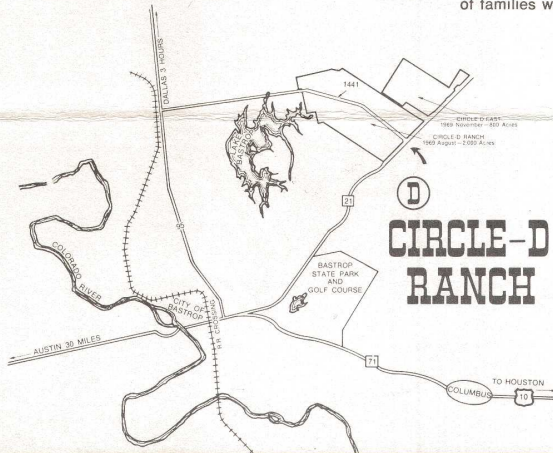
The Timewealth Country Acres program is a simple concept. It starts with gently rolling hills, a generous helping of trees, and an abundance of clean, pure, fresh air. A refreshment of ponds and lakes is blended with the aroma of sweet grass and pine needles . . . and the whole is placed in an area affording rural privacy, now and forever.

Then, taking only the best from the cities, and leaving the hustle-bustle behind, a combination

of paved streets, electrical and telephone services, central water systems is added to the idyllic setting.

A final touch puts these spacious acres just two hours from Houston . . . a stone's throw from Bastrop State Park with its golf course and lakes.

And . . . Timewealth's low prices combine with extraordinary, long-term financing to put a spreading Country Acres Estate within the reach of families with modest income.



2 HOURS FROM HOUSTON VIA MAJOR HIGHWAYS

Boat Launching

1 1/2 mi. to Lake Bastrop

WATER SKIING
3 MINUTES

FISHING, ON SITE

HUNTING, ON ADJACENT LAND

LAKE BASTROP FOREST RESERVE

FIELD AREA

SEC. II

SEC. I

FIELD AREA

FIELD AREA

ELECTRIC POWER BASEMENT

DALLAS-3 HOURS

FUTURE DEVELOPMENT

SEC. IV

EXISTING ROAD

BUNK HOUSE

STARLES

FM 4411

SEC. III

CIRCLE D EAST

HIGHWAY 21

CIRCLE D LODGE

HIKING, CAMPING ON SITE & SURROUNDINGS

RIDING, ON SITE

TENNIS, ON SITE

SAN ANTONIO-1 HOUR

AUSTIN-30 MINUTES

HOUSTON-2 HRS

2 TO 50 ACRES -- AS LOW AS 5% DOWN

Important Upcoming Events

CDCA Monthly Board Meeting
Saturday, September 14, 2024 @ 8:30
The fire station - 1432 State Hwy 95.

Welcome Committee Event
Coming this Fall

Stay Tuned for Details

CDCA Community Garage Sale
Tentatively set for
October 5, 2024
8 am - Until
Stay Tuned for Details

Clean Sweep
Tentatively set for
November 2, 2024
8 until full
930 FM 1441 - CDCA Park

Board of Directors

Office Location:

111 N Hasler Blvd Rm 214
Bastrop, TX 78602
(512) 321-5272

Mailing Address: PO Box 852
Bastrop, Texas 78602

Park Location: 930 FM 1441
Bastrop, Texas 78602

CDCA Office Hours:

Monday Closed
Tuesday 11 am to 3 pm
Wednesday 11 am to 3 pm
Thursday 11 am to 3 pm
Friday 1 pm to 5 pm

PayHOA.com

View Account | Pay Dues |
Access Data

From the By-Laws:

SECTION 4.1: Number. The affairs of this Association shall be managed by a Board of seven (7) directors, who must be members of the Association in good standing. State law prohibits the Association from preventing a delinquent member from running for the board, but does not prevent the board from requiring the individual to become current in order to serve.

SECTION 4.2: Term of Office. The number of directors constituting the Board of Directors of the Corporation is seven (7), of whom four (4) directors shall be elected biennially for a term of two years and three (3) directors shall be elected for a two-year term in the intervening years.

Jim Stephens	- CDCA President
Matt Rainey	- CDCA Vice President
Sonna Gabourel	- CDCA Secretary
Lynn Motz	- CDCA Treasurer
Don Aylesworth	- CDCA Board Member
Sean Keahey	- CDCA Board Member
Matt Hempel	- CDCA Board Member
Lana Thomas	- Office Manager
Sophia Wilcox	- Bookkeeper