

Ⓢ Circle D Round-Up

Looking Back and Looking Forward

Howdy Neighbors!

Looking back at 2024, I believe the association had a fantastic year! A year where our progress is starting to build community spirit. We successfully completed several projects, which certainly improved the quality of our neighborhood. Many of our accomplishments in 2024 involved the crown jewel of our neighborhood - the PARK.

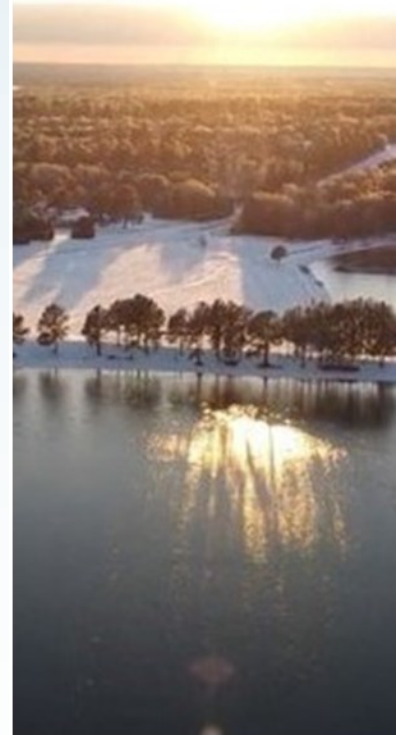
- We installed new signs that clearly give visitors instructions so that everyone can enjoy the park.
- We installed a couple of doggie dump stations. A BIG THANK YOU to everyone for using them. The park is much cleaner because of your commitment.
- A fresh layer of cushion mulch was added to the playground.
- The pavilion got a much-needed fresh coat of paint.

One more thing about the park. Let’s talk about the lakes.

I read that a resident asked why the lakes are so low. The simple answer is...a lack of rain, nothing more! According to the meteorological society and the good folks over at TCEQ, Central Texas has suffered and been locked in a drought the past few years. The U.S. Drought Monitor, <https://droughtmonitor.unl.edu>, shows that Bastrop County is still in various stages between Moderate to Severe. Due to the lack of repeated and sustainable rain, the lakes are suffering.

The low lake levels caused by the drought this summer gave us an opportunity to do some housekeeping. We seized on the opportunity and had the lake shores cleared of trash and debris. We also tasked our contractor to mow as much of the shores as possible, cut down dead or diseased trees and clean out the small creeks/tributaries that feed into the lakes. Because we were proactive, the lakes are in a position to be healthy and beautiful again once the rains come or when the new well is finished.

I’m sure we agree the improvements listed above reflect a positive for the park. These initiatives surely enhance the aesthetic appeal of our park but also contribute to a safer and more sustainable environment.



Inside this issue

- Looking Back.....1
- Looking Back Cont.....2
- Resale Certificates and what to know.....3
- Resale Certificates Cont.....4
- Membership Dues.....5
- Office Closure.....5
- Welcome New Members.....6
- Welcome Comm Events.....6
- Madi Gras Event.....7
- Enjoying the Park.....8
- Houston Toad8
- Committee Member Spotlight.....9
- Mulch.....9
- Heart Health.....10
- Heart Health Cont.....11
- Announcements.....12

Special Points of Interest

- Resale Certificates

Also in 2024, we held a well-received town hall, and we enjoyed a couple of community events, such as the annual summer barbecue. These community events are promoted to help foster a sense of camaraderie and belonging among residents. Our efforts to improve communication through a revamped newsletter are paying off, ensuring that everyone stays informed and connected. Lastly and because of your support, 2024 saw us take the initial steps of building our own association office!

As we look forward, we are excited to build on the momentum of the past year with more initiatives aimed at enhancing our neighborhood. Building the office in the park is a priority for this year. However, the overall focus will be initiatives that further enhance the quality of life for our residents. Some possible initiatives for 2025 include:

- Right sizing our fee structure to help support our revenue.
- Raising awareness about traffic safety on our neighborhood streets.
- Drilling a new well to help maintain the lakes.
- Developing a neighborhood watch program.
- Installing new "Welcome Home" signs that will help promote a sense of belonging to the neighborhood.
- Replacing the piece of playground equipment that failed last summer. We have a couple of great ideas on what to install, so stay tuned!

With your continued support and involvement, the board is confident that 2025 will be a year of positive change and progress for Circle D.

Here's to another year of growth, fun, and togetherness!

Be well and I'll talk to you soon.

Jim



RESALE CERTIFICATES AND WHAT TO KNOW



The Board would like to take some time to explain the process of selling a house and the resale certificate that goes along with the sale of a property. When a house is for sale and a contract has been signed, the title company that has been hired to close on the sale of the property will send a resale certificate request to an HOA to inquire if any money is owed on the member's account. The resale certificate request has a charge that is common practice with all HOA's.

In September of 2021 Texas changed the laws that do not allow an HOA to charge more than \$375.00 for a resale certificate. The resale certificate for Circle D has been \$250.00 for years. There is a transfer fee of \$125.00, and if there is any money owed on the account, it is reported to the title company to be collected at the time of closing. A typical resale certificate AND transfer fee is \$375.00 total for Circle D.

In order for the Association to keep up with the rising costs of today's times, and to help keep your annual dues at current levels, the Board has decided to raise the resale certificate fee from \$250.00 to \$375.00 to help generate revenue. The increase is within the legal limit of the law. The transfer fee will increase as well. The transfer fee will raise from \$125.00 to \$250.00. These increases along with a new fee structure will be discussed and voted on at the April 5th Board Meeting. We intend to implement this change starting June 1, 2025. The Office will send a notice to all title companies that we regularly work with here in Bastrop.

At a real estate closing, a title company is primarily responsible for conducting a title search to verify the property's ownership, managing the closing documents, collecting signatures from both buyer and seller, distributing funds, and providing title insurance to protect both parties against any unforeseen title issues that may arise from the property's history.

If a resale certificate was more than the total of the resale certificate fee, transfer fee, and to include any money stated owed on a member's account, you will need to call the office for assistance. CDCA's resale certificates are only for Circle D's accounts. Circle D cannot collect money on the behalf of other parties' liens, judgements, or money matters.

A member can always request to see the resale certificate at closing, and it will show on the front page, line D, the total unpaid balance to the Association that is attributable to the Property. A member would add line D to the resale certificate fee and transfer fee to get the total of the resale certificate. That total is then distributed to the association for payment on the account at closing.

Key responsibilities of a title company at closing:

Title search:

Performing a thorough examination of public records to identify any liens, judgments, or other encumbrances on the property that could affect the title.

Title insurance:

Issuing title insurance policies to both the buyer and lender, protecting them against potential legal challenges to the property's ownership.

Document preparation:

Preparing and reviewing all necessary closing documents, including the deed, mortgage, closing disclosure, and other legal forms.

Escrow services:

Acting as an escrow agent, holding funds from the buyer until all conditions of the sale are met and distributing funds to the appropriate parties at closing.

Closing coordination:

Managing the closing process, scheduling the closing date, and ensuring all parties involved have the necessary documents.

Signature collection:

Obtaining signatures from both the buyer and seller on all closing documents.

Disbursement of funds:

Distributing the purchase price, including any closing costs, to the seller, lender, and other relevant parties.

Addressing title issues:

If any title issues are discovered during the search, work with the buyer, seller, and their attorneys to resolve them before closing.

Membership Dues Invoices and Delinquent Fees

There has been numerous questions about members accounts and the late fee policy. To clarify, the association sends annual invoices by mail in the first week of December, with membership dues due by January 31st. Late fees begin to accrue if dues are unpaid by February 28th, starting at \$10.00 on March 1st and increasing to \$20.00 for each subsequent month. The association can maintain a balance on delinquent accounts indefinitely, as it does not use collection agencies, which are limited to four years of collections.

The association sends quarterly notices for delinquent accounts via email. Members should ensure that the association has their updated email address, mailing address, and phone numbers. The association is not responsible for updating contact information in the member's PayHOA account; members must notify the association of any changes.

The association offers a payment plan for anyone with a delinquent account. If this is something that a member might be interested in, please contact the office to start the process of setting up the payment plan option.

If you have any question regarding your account, please contact the office for assistance.



CDCA Office Closed to Walk-Ins Until Further Notice

The Board decided on December 12, 2024 to temporarily close the office to unannounced walk-in visitors to ensure a safe working environment for employees. The office remains operational, with the office manager responding to phone calls and emails. The Board asks for patience and support as they work through the situation and promises to keep everyone updated.

Apologies are extended for any inconvenience this may cause.

CDCA Board of Directors

Circle D HOA gives a very warm welcome our newest neighbors.

Michael & Nancy Kelsey
Aaron & Jana Purcell
Peyton Patrick
Michael & Laura McCravey
Brennon Steele
Javier Torres
Darrell & Monica Hall
Chris & Angelica Henderson

WELCOME
to our community

UPCOMING 2025 EVENTS 

| | |
|--|--|
|  MAR 01 | MARDI GRAS MEET & GREET Gumbo, King Cake, Beads, and more! Prizes for best costume/masks 3:00 - 5:00 PM |
|  JULY 26 | NEIGHBORHOOD BBQ 3rd Annual Burger and Hotdog cook-out NOON - 2:00 PM |
|  SEPT 20 | FALL FAJITA COOK-OFF Are you the Fajita king? Sign up to bring your famous fajitas, winner gets the trophy! Spots Limited. 4:00 - 6:00 PM |
|  OCT 31 | NEIGHBOR TRUNK N TREAT Decorate your trunk and hand out candy to young neighbors. Costumes encouraged! 5:00 PM |
|  DEC 06 | HOLLY JOLLY MIXER Sip on cider and enjoy seasonal treats! Wear your sweater, winner gets a prize! 4:00 PM - SUNDOWN |

ALL EVENTS WILL BE HELD AT THE CIRCLE D PAVILION
930 FM 1441, BASTROP, TX

CIRCLE D WELCOME COMMITTEE
INVITES YOU

SATURDAY, MAR 1
3:00 - 5:00PM

MARDI GRAS

Meet & Greet

**JOIN US FOR GUMBO,
KING CAKE, RED BEANS &
RICE, AND MORE!!**

Neighbors are encouraged to wear
Mardi Gras colors (purple, green, gold).
Remember your masks, wigs, feathers, or
sequins. Prizes to the best dressed!

Location : Circle D Pavilion 930 FM 1441, Bastrop, TX

Enjoying the Park!

I was driving past the park a couple of Saturdays ago and the parking lot was full! I also noticed some small temporary signs stuck in the ground along the road showing the Bastrop Chapter of the Audubon Society was gathered in the park. There was also another group of men and boys on the other side of the playground. I decided to say hello, so I turned around.

A resident of Circle D is a member of the Audubon Society and invites this group to meet on the fourth Saturday every January to enjoy the park and do a little bird watching. The second group was a local Boy Scout Troop and one of the leaders is a resident of Circle D. It was a pleasure to meet these wonderful people and have a chance to visit with them. I reminded them that the office maintains a group/event Park calendar. If you want to use the park or Park pavilion, please call Lana at the office and get it on the books, just to make sure the pavilion is not double booked. ALSO...we'll be happy to promote your event in the Circle D Roundup newsletter!

Jim Stephens
CDCA Board President



Reminder, January to June is the Houston Toad Breeding Season which peaks in February to March. To learn more about our friendly creatures go to:

[https://www.co.bastrop.tx.us/page/lphcp.houston toad](https://www.co.bastrop.tx.us/page/lphcp.houston+toad)



Committee Member Spotlight

Doug Marousek— Architectural Control Committee Chair



After earning a BS in Business with dual majors in Accounting and Economics from the University of Idaho in 1977, I pursued a Master's degree in Economics at the University of Texas before redirecting to complete an MS in Agricultural Economics at Washington State University in 1980.

I then embarked on a 34-year career as an Agricultural Statistician with the U.S. Department of Agriculture, retiring in 2013. Since retirement, my wife and I relocated to central Texas and I have been actively involved in the Circle D community, serving on the Board of Directors of the Circle D Civic Association and participating in the Circle D Architectural Control Committee.

Our 5 acre Circle D lot is enrolled in the Lost Pines Habitat Conservation Plan which was created to help preserve the endangered Houston toad. The LPHCP grants reduced property taxes similar to agricultural land that I studied four decades ago. To meet some of the criteria of LPHCP, we have participated in the Neighbors Helping Neighbors program of the Alum Creek Wildlife Management Association since 2016. The WMA is a land management informational organization.



Mulch: Your Plants' Winter Blanket



As winter settles over Bastrop, gardeners turn to mulch as a vital tool for protecting their landscaped plants from the season's chilly temperatures. Mulch acts as a natural insulator, helping to retain heat in the soil and safeguarding plant roots from freezing conditions.

When applied correctly, a layer of mulch—typically 2 to 4 inches thick—serves several crucial functions. First, it reduces heat loss from the soil by creating a barrier between the cold air and the warmer ground. This temperature regulation is essential for preventing the soil from freezing and thawing too quickly, which can damage plant roots.

Additionally, mulch helps retain soil moisture, which is vital for plant health during dry, cold periods when water uptake may be limited. Organic mulches, such as wood chips or bark, gradually break down and enrich the soil, further promoting root resilience.

For homeowners in Bastrop, maintaining a well-mulched garden is a simple yet effective strategy to keep plants healthy and thriving, even during the coldest days. Regularly checking the mulch layer and replenishing it as needed ensures that plants remain cozy and protected all winter long.

5 Tips to Help Prevent Heart Disease for February- Heart Health Month

February is Heart Health Month, a time dedicated to raising awareness about heart disease and promoting a healthy lifestyle. Heart disease remains the leading cause of death worldwide, but the good news is that many cases are preventable with the right knowledge and lifestyle choices. To support the mission of Heart Health Month, here are five essential tips to help you prevent heart disease and maintain a healthy heart.

1. Adopt a Heart-Healthy Diet:

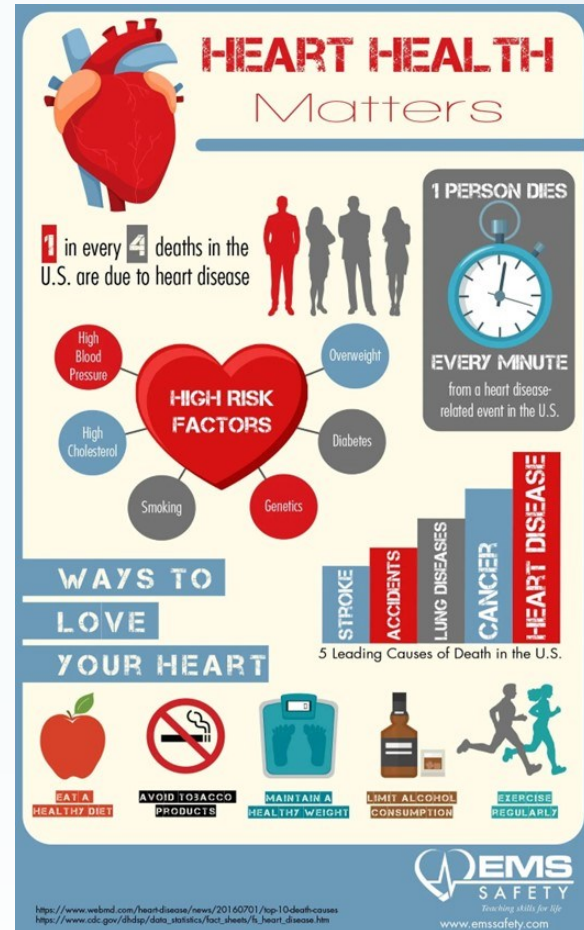
A balanced diet is one of the most powerful tools in preventing heart disease. Aim to incorporate more fruits, vegetables, whole grains, lean proteins, and healthy fats into your daily meals. Limit your intake of saturated fats, trans fats, salt, and added sugars. A Mediterranean-style diet, rich in olive oil, nuts, and fatty fish like salmon, has been shown to have significant cardiovascular benefits.

2. Stay Physically Active:

Regular exercise is crucial for maintaining a healthy heart. Aim for at least 150 minutes of moderate-intensity aerobic activity or 75 minutes of vigorous-intensity activity each week, spread throughout the week. Activities like brisk walking, cycling, swimming, or dancing can help lower your risk of heart disease. If you're just starting, consult your healthcare provider for a safe and personalized exercise plan.

3. Manage Stress:

Chronic stress can contribute to heart disease, so it's essential to find healthy ways to manage it. Engage in stress-reducing activities such as yoga, meditation, deep breathing exercises, or hobbies you enjoy. Prioritizing relaxation and self-care can significantly impact your overall heart health.



4. Avoid Smoking and Limit Alcohol:

Smoking is a major risk factor for heart disease, as it damages blood vessels, increases blood pressure, and reduces oxygen supply to the heart. Quitting smoking is one of the most significant steps you can take to improve your heart health. Additionally, if you consume alcohol, do so in moderation. Excessive alcohol consumption can lead to high blood pressure, irregular heartbeats, and even cardiomyopathy. Limit your alcohol intake to no more than one drink per day for women and two drinks for men.

5. Regular Health Check-ups:

Regular visits to your healthcare provider are essential for monitoring your heart health. They can assess your risk factors, such as blood pressure, cholesterol levels, and blood sugar, and provide guidance on how to manage them effectively. Follow your doctor's recommendations and take prescribed medications if necessary.

Heart Health Month serves as a reminder that taking proactive steps to prevent heart disease is vital for a long and healthy life. By adopting a heart-healthy diet, staying physically active, managing stress, avoiding smoking, limiting alcohol, and attending regular health check-ups, you can significantly reduce your risk of heart disease. Make these habits a part of your daily routine not only in February but throughout the year to ensure a strong and resilient heart. Your heart will thank you for it, and you'll enjoy a healthier, happier life.

**Healthy Seven Layer Dip for Super Bowl Sunday**

Ingredients 1 can (14 Oz. Size) Black Beans, Drained And Rinsed

1 cup Plain Nonfat Greek Yogurt 1/2 tsp.

Ground Cumin 1/4 tsp. Paprika 1/4 tsp. Salt 1/8 tsp. Cayenne Pepper

1 1/2 Large Hass Avocados, Pitted

1/2 Lime, Juiced

1/4 cup Crumbled Queso Fresco

2 Tomatoes, Chopped

1 can black olives chopped

Directions Spread black beans in the bottom of a glass baking dish.

In a small bowl, whisk yogurt, cumin, paprika, salt and cayenne.

Carefully spread the yogurt mixture over the black beans.

In a bowl, mash avocados with a fork and stir in lime juice.

Spread over the yogurt.

Layer the queso fresco, tomatoes, black olives, green onions and cilantro over the avocados.

<https://www.thepioneerwoman.com/food-cooking/recipes/a91381>

CIRCLE D CIVIC ASSOCIATION MEMBER ANNOUNCEMENTS



The Board of Directors has started a member announcement page to allow the members to announce special events in their lives such as birthdays, births, graduations, and the like. If you have a special event you would like to have published in the Circle D Round-Up Newsletter, please email the office with the information. It will be added in the next, upcoming newsletter.



Birthday Shout Outs

Jessica Haggerty January 21st.

Marti Burns January 30th

Lynn Motz February 14th



Blythe, my beautiful God Granddaughter is turning one in March. It seems like it was just yesterday when we got the call that she was finally here.

I can't believe she's a year old!! It's incredible to reflect on how much she has grown and changed in just one year. Wow...how time flies.

Celebrating a grandchild's first birthday is always a momentous occasion. Although she probably won't remember this birthday...after all she's only one, the rest of us will. I'm sure everyone reading this can remember events in your children and grandchildren's lives. Events such as a first smile, first steps or in my case the first time I got to hold her and feed her.

Her birthday marks not only her first year of life but also the beginning of many more adventures and discoveries. Blythe, here's to a life filled with laughter, love, and cherished moments.

We love ya little one,

COD

Important Upcoming Events

**Welcome Committee Mardi Gras
Meet & Greet
Saturday, March 1, 2025
3p - 5p
930 FM 1441 - Park Pavilion**

**CDCA Board Meeting
Saturday, April 5, 2025, @ 8:30
Fire Station
1432 State Hwy 95.**

**CDCA Spring Clean Sweep
When: April 5, 2025
Where: 930 FM 1441, Bastrop
Circle D Park Parking Lot
Time: 8am until full**

**CDCA Annual Meeting
Saturday, May 10, 2025

Location and Time to
Be Announced**

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 |