



Castle Rock Times

THE LAKES COMMUNITY NEWSLETTER

AUGUST 2011

IN THIS ISSUE:

Irresponsible	1
No Land Line	1
Homes for Sale	2
What Are They Thinking	3
Yard Sale	3
Activities Around Town	4
Volunteer Opportunities	5
2011 Board List	5
Garden Tips	6
July Board Minutes	7
August HOA Agenda	9
Account Balances	10
Tucson Links	11

Just Plain Irresponsible

Two letters to the Editor printed below tell about homeowners or their "friends" who apparently just don't care about their neighbors or our property...

Dog Unleashed! I was walking my infant in a stroller with my little dog (approx. 15 lbs.) on a leash right by the Rec Center (the one with the tennis courts). I saw a couple of big dogs off their leashes. The next thing that I know one of the dogs (a yellow lab) starting cruising over to me, my kid, and the dog. I pushed the dog away from the stroller to put myself between the stroller and the lab as it looked liked it was curious as to what was in there. As I pushed the dog away, gently I might add, the yellow lab almost instantaneously went to attack my dog. My dog was right next to my stroller on a leash getting mauled in a split second. I started to hit the yellow lab so that it would release its jaws from my dog's back. It did not release right

Fishing for Furniture! My son has been fishing regularly with his Grandpa at the lake by the Rec Center. Every time they fish in that lake their lines get caught and break. Being a curious sort of person, he created a very large rebar hook on a rope to see what they were getting caught on. Well, tonight they pulled up 7 pool deck chairs and 1 chaise lounge. He dragged them all to the patio area behind the Rec Center.

It is quite frustrating to wonder how many of our HOA dollars are sitting at the bottom of the lake. Hopefully the chairs are salvageable.

On a lighter note, he wondered if he needed a special fishing license for catching patio furniture! These are definitely not part of the catch and release program!

Dog attack continue on page 3...

No Land Line Needed



In this land of cell phones and no old-school land lines, the question of operating the entrance gates has surfaced. If you want visitors using the squawk box at the gate to call you on your cell phone number, we can make that happen with one condition. Your cell phone number must be a local number. The system will only handle 520 area codes.

If you would like to change from the existing landline number to your cell phone number, please contact our manager, Tony Bluto at 520 297-0797 or tbluto@cadden.com. It takes a day or so to get the number programmed into the system.

Homes For Sale In The Lakes






According to the listings on www.realtor.com, as of August 19, 2011, the following houses were for sale in the Lakes. The Castle Rock Times takes no responsibility for errors of commission, omission, accuracy, errors and/or changes. Don't shoot the messenger. Instead, please consult a qualified real estate agent to verify information and to receive additional details.

Picture	Address	Asking	Rooms	Sq. Ft.	MLS #
	2670 N Castle Rock Drive	\$599,000 ↓	5 bed. 3.75 bath	3,672 Sq Ft house on .5 acre lot	21104804
	2262 N Catalina Vista Loop ✓	\$349,900	3 bed. 3.5 bath	3,710 Sq Ft house on .34 acre lot	21110512
	2358 N Catalina Vista Loop ☆	\$497,500	5 bed. 4 bath	3,896 Sq Ft house on .27 acre lot	21119946
	9674 E Coolwater Court ✓	\$174,900 F	3 bed. 2 bath	1,460 Sq Ft house on .17 acre lot	21110221
	9691 E Country Court	\$153,000 F	3 bed. 2 bath	1,264 Sq Ft house on .23 acre lot	21114756
	9533 E Lake Star Place ☆	\$219,000	3 bed. 2 bath	2,065 Sq Ft house on .20 acre lot	21120085
	2560 N Lightning A Drive	\$759,900	5 bed. 5.25 bath	4,279 Sq Ft house on a .65 acre lot	21117221
	9807 E Rock Ridge	\$228,000	3 bed. 2 bath	1,968 Sq Ft house	21023409

✓ No sign on property. ☆ New this month. ↓ Price reduced since last month's issue F Listed as a foreclosure

Listings continue on page 3...

Homes For Sale In The Lakes (Continued from page 2)

	2228 N Quail Lake Place ☆	\$345,000	4 bed. 4 bath	3,520 Sq Ft house on a .25 acre lot	21119907
	9210 E Springwater Court	\$465,000	3 bed. 2.75 bath	2,946 Sq Ft house on .39 acre lot	21115134
	9457 E Star Water Drive	\$283,400 ↓	4 bed. 3 bath	2,335 Sq Ft house on .12 acre lot	21117554

✓ No sign on property. ☆ New this month. ↓ Price reduced since last month's issue F Listed as a foreclosure

Dog Attack

Continued From Page 1...

away. I grabbed it and pulled it away from the stroller as the leash that my dog was on was getting entangled with the stroller. The yellow lab finally let go. At this point my baby was screaming because of fright. A fella named Steve, who was playing tennis came to my assistance immediately and talked to the totally irresponsible dog sitter (not owner) as I was too furious and screaming at her to get her dogs on their leashes. The dog sitter of the lab felt really bad but, this irresponsibility is totally uncalled for and against the law. She has paid for my expenses of taking my dog to the vet so that I could get my dog checked out. I did not file a police report but easily could have. Something has to be done! Thank God my baby is fine and my dog too but I know it could have definitely been worse.

What Are They thinking?

A resident was working out at the fitness center and walked out to the pool area to find 3 kids in the pool. She says they looked like they were ages 10, 7, and 4. She did not see an adult. She asked them if someone was there with them or if somebody was on their way to be with them and they said no. She told them they couldn't be there alone and made them leave. Can you believe a parent would allow their 3 young kids to swim alone? Thank you to the responsible adult who cared enough to prevent a potential tragedy.

HANDYMAN & SPECIAL SERVICES

Jerry Sarkozi
 Over ten years of service in Castlerock
 Many Castlerock References

Custom Furniture and Woodworking
520-975-2204 sark793@cox.net

Annual Lakes Community Yard Sale



Saturday, November 5
7 am - 12 noon

The yard sale will be advertised and the gates will be open.
 You do not have to register... just put your treasures out for the buyers to see.



Activities Around Town

The following activities and information are supplied by The Tucson Convention and Visitors Website:

Monsoon! Art Exhibit Jul. 11 - Aug. 28 Tohono Chul Park celebrates the monsoon rainy season with an art exhibit focusing on modern painting, textiles, photography, and works in clay by regional artists.

Masters of American Photography Jul. 12 - Aug. 27 Etherton Gallery's summer exhibition features a selection of photographs recently acquired from important private collections by the great practitioners of American photography.

Arizona Biennial '11 Art Exhibition Jul. 12 - Oct. 2 Tucson Museum of Art for decades has presented a juried exhibition highlighting some of the most innovative art created in Arizona by Arizona artists over 18 years of age working in any media.

King Tut Exhibit Jul. 13 - Aug. 31 Rialto Art and Antiquities in Downtown Tucson presents an exhibit of more than 130 spectacular commissioned reproductions of the Egyptian Pharaoh's treasure tomb.

Twilight Third Thursday at the Gardens Jul. 14 - Aug. 25 Enjoy steamy evenings filled with dynamite local talent in the visual and performing arts at twilight each Third Thursday at the Tucson Botanical Gardens.

Cinema La Placita Outdoor Movies Jul. 14 - Oct. 27 Classic movies are screened in La Placita Village courtyard on Thursday evenings, May-October. Pull up a chair or spread a blanket and watch a typically family-friendly movie under the stars.

La Encantada Summer Concert Series Jul. 16 - Aug. 27 Southern Arizona Arts and Cultural Alliance brings free summer jazz concerts to La Encantada shopping center courtyard every other Saturday at 7 p.m.

Music on the Mountain Jul. 17 - Sep. 4 Lava Music produces outdoor concerts of roots music on Sunday afternoons in Summerhaven, Mt. Lemmon, Memorial Day through Labor Day.

Tucson Padres Minor League Baseball Jul. 18 - Aug. 28 Tucson's new Triple-A baseball team, the Tucson Padres, the affiliate of the San Diego Padres, plays 68 home games at Tucson's Kino Stadium on summer evenings, April - August.

Monsoon Mondays at Children's Museum Tucson Jul. 18 - Sep. 5 The Children's Museum Tucson stays open late on Monsoon Mondays through Labor Day and offers fun science-themed children's activities for families.

City of Tucson's 236th Birthday Aug. 1 - Aug. 31 Tucsonans celebrate the 236th anniversary of their city's founding on August 20, 1775. For list of activities throughout the month, see the events calendar on www.tucsonsbirthday.org.

11th Annual Apple Harvest Celebration August 27-28 Willcox; www.appleannies.com. Celebrate the delicious apples grown at Apple Annie's Orchard with u-pick apples from the orchard, free wagon rides to the orchard for picking, all-you-can-eat apples and a pancake breakfast, plus apple-smoked burger lunches, homemade ice cream and pies.

Southern Arizona Salsa Culinary Challenge Aug. 27 Southern Arizona Arts and Cultural Alliance presents the 2011 salsa competition featuring red, green, hot, mild or fruity salsas, live mariachi music, salsa dancing and more at La Encantada.

Spanish Barb Horse Event at the Amerind Museum Aug. 27 The Amerind Foundation celebrates the Spanish Barb Horse, the horse that discovered America and the Arizona State Heritage Horse, with horse demonstrations; speakers; food, art and craft vendors; and children's activities.

Night Wings at Pima Air & Space Museum Aug. 27 Special aviation and aerospace activities for the kids at Pima Air and Space Museum.

Sonoran Desert Mt Bicyclists' Last Saturday Ride Aug. 27 SDMB hosts a group mountain-bike ride on the last Saturday of the month. Contact club in advance or visit the website for location, level of difficulty, and times.

Fiesta de San Agustin Aug. 27 This Tucson birthday celebration and recognition of the city's patron saint follows 5:30 pm Mass at St. Augustine Cathedral, and includes entertainment, arts and crafts and food vendors, and more.

Southern Arizona Tequila Challenge Aug. 27 Southern Arizona Arts & Cultural Alliance presents fusion Latin music, tequila tasting, gourmet food and tequila pairings from local chefs at La Encantada.

Noche de Luz Flashlight Parade Aug. 31 Tucson Birthday month volunteers, event organizers, and friends gather with decorated flashlights for a parade, beginning on Mission Road at the foot of "A" Mountain's eastern face.

2nd Saturdays Downtown Urban Street Fest Sep. 10 2nd Saturdays Downtown brings a free, family-friendly urban block party with live music and entertainment, vendors, gallery openings, restaurants, and more to downtown Tucson.

Remembrance and Renewal Sep. 11 Tucson Chamber Artists' professional choir and Tucson Symphony Orchestra combine to perform Mozart's Requiem to commemorate the 10th anniversary of 9-11-2001 at Centennial Hall.

Sherlock Holmes & the Adventure of the Suicide Club Sep. 17 - Oct. 8 Arizona Theatre Company stages a world-premiere thriller commissioned by ATC featuring the world-famous detective at Temple of Music and Art.

El Tour Adventure 10K & 5K Run/Walk Sep. 17 Diamond Ventures's 14th annual El Tour 10K and 5K Adventure

Activities continue on page 6...

Volunteer Now

The Homeowners Association invites you to participate on one of our several community committees. These committees help create plans and solve issues in regards to many important projects. Openings include:

Newsletter - gathers, writes and helps publish this new formatted, electronic newsletter.

Design Review Committee - Reviews and approves requests from homeowners to make "design" changes to their properties such as changing their house color, putting on an addition, putting in a pool, etc.

Landscaping Committee - Addresses issues with and makes future plans for the landscaping within our community.

Lakes Committee - Addresses issues with

and makes future plans for the lakes within our community.

Parking Committee - Addresses issues with and makes future plans for the parking rules and provisions within our community.

Security / Gate Committee - Addresses issues with and makes future plans for the security within our community, including issues with the entrance and exit gates.

Roads / Walkways Committee - Addresses issues with and makes future plans for the roads and walkways within our community.

Recreational Facilities Committee - Addresses issues with and makes future plans for the recreational facilities

within our community including the Rec Center, Fitness Center, and surrounding areas.

Social / Welcome Committee - Plans community events, such as the annual yard sale, and coordinates activities for welcoming new homeowners to the community.

Reserve Study Committee - Determines long-term budget needs for the community in regards to capital items.

Many of these committees have only one or even no representatives. Please contact our Community Manager, Tony Bluto at Cadden Management or one of the HOA Board Member (see page 9) if you are interested in helping in any capacity. Even just a couple of hours a month would be a great help. Thank you.

Our thanks to those who choose to advertise in the community newsletters. The \$25 fee charged for business card sized ads helps to offset the cost of printing and distributing this publication. If you would like to advertise your business in the Castle Rock Times, please contact our Community Manager, Tony Bluto at 297-0797 or tbluto@cadden.com.

2011 Board Members and Officers:

Mel Silverman	President	melmarkmik@aol.com
Chris Kaselemis	Vice President	kaselemis@cox.net
Steve Schuldenfrei	Secretary	sschuldenfrei@cox.net
Frank Maier	Treasurer	fwmaier@msn.com
Doug Baker	Director-at-Large	dbaker@corp.icae.net
Terry Kellman	Director-at-Large	tkellman@cox.net

Activities Continue From Page 4...

Run/Walk along the Rillito River Trail benefits Ben's Bells Project and starts/end at St. Gregory School.

Sonoita Labor Day Rodeo Sep Sep. 2-5 Old West rodeo, with timed events, barrel racing, a wild-horse race, and team roping events, and mutton busting and pee-wee events for little cowpokes at Sonoita Fairgrounds.

Saguaro National Park Labor Day Run Sep. 5 The Southern Arizona Roadrunners presents a morning run through the scenic cactus-forest loop in Saguaro National Park East in the Rincon Mountain foothills, including 2-mile and 8-mile courses.

Mad About Orchids at Tucson Botanical Gardens Now - Sep. 25 Visit Tucson Botanical Gardens and encounter a dazzling display of tropical orchids; learn about cultivation and even a few which can be grown outdoors in Tucson.

Watermelons at DeGrazia Gallery in the Sun Now - Oct. 3 The landmark DeGrazia Gallery in the Sun exhibits a collection of whimsical paintings featuring vibrant watermelons by Ted DeGrazia.

88-Crime, Inc. Golf Tournament Sep. 9 A golf tournament hosted at The Golf Club at Vistoso to benefit 88-Crime.

The Merchant of Venice Sep. 16 - Oct 2 City of Tucson Parks & Recreation and El Rio Theatre Project present Shakespeare's tragic comedy at Himmel Park Outdoor Amphitheatre, Sept 16-18 and 22-25, Sept 29-Oct 2.

Celebrate the Year of the Bat Now - Oct. 20 Join Arizona -Sonora Desert Museum docents to watch bats emerge from their roosts and navigate the sky at the River & Campbell bridge, Thursdays at dusk.

Tucson Spanish & Flamenco Festival Sep. 22 - 25 Casa Vicente restaurant presents a festival, with authentic Spanish fare, fine wine tastings, Club Espana cooking demonstrations, a colorful mercado, and flamenco dancing.

Tucson Greek Festival Sep 23 - 26 St. Demetrios Greek Orthodox Church celebrates Greek food, drink, and music and offers dance lessons, children's activities, tours of the church, and vendor displays.

29th Annual Harvesting of the Vine Festival at Village of Elgin Winery Sep 24 - 25 The Village of Elgin Winery presents a festival including lunch by Sonoita's Steak Out restaurant, a souvenir wine glass, tastings of Southern Arizona wines, live music, a competition and crowning of the King and Queen of Grape Stomping, and AZ-grown products for purchase.

60th Annual Rex Allen Days Sep. 29 - Oct 2 Celebrating the music and life of the late Rex Allen, Willcox's own singing cowboy, with concerts by Rex Allen Jr. and guest stars, a parade, rodeos, cowboy dances, and a cowboy poetry readings.

Events Further Afield Supplied By Arizona Highways Magazine Website:

Steel Magnolias Sep. 2-25 Peoria - Arizona Broadway Theatre; 623-776-8400 or www.azbroadwaytheatre.com. The quin-

tesential story of friendship and trust as six very different women come together to share their secrets, fears and love for one another while keeping up with essential neighborly gossip.

Photography Made Simple II (Field Session); Sep. 2-3; Phoenix; 602-712-2004; www.friendsofhighways.com. This hands-on workshop combines the best of both worlds: an informative class reviewing the fundamentals of photography; then the immediate opportunity to go into the field where you can put your newly-learned skills to work.

Jerome Art Walk Sep. 3 Jerome www.jeromeartwalk.com Visit more than 30 of the unique art studios and galleries, meet the artists and see handcrafted art including jewelry, pottery, glass, leatherwork, clothing, paintings and sculpture and more made both locally and internationally.

30th Annual Pine-Strawberry Arts & Crafts Festival Pine Sep. 3-4; 928-476-4480; www.pinestrawhs.org or www.paysonrimcountry.com. The community center here will play host to more than 85 arts and crafts stalls, as well as food stands. This event is free.

25th Annual Moonlight Madness Street Festival & Sidewalk Sales Sedona Sep 3-5 928-204-2390 or www.sedonamainstreet.com. This free event offers music and entertainment at various locations, plus children's activities, community activities and food.

7th Annual Fall Gathering: Barbeque and Branding Prescott Sep. 10; ; 928-778-1385 or www.phippenartmuseum.org. Stop by the Phippen Museum for a celebration of ranch life and a reenactment of the grand opening of the Phippen Museum in 1984. Festivities include a BBQ, auction and branding ceremony.

39th Annual Fiesta Del Tlaquepaque Sedona Sep. 10 928-282-4838 or www.tlaq.com Headlining this Mexican celebration is the Fiesta is Mosaico Flamenco, one of the most innovative and inspiring new acoustic flamenco groups in the U.S. Add to that piñatas, strolling mariachi bands, folklorico dance groups, Flamenco and classical guitarists, artists and food, you really can't beat this event.

Bell Rock Art Show Sedona Sept. 10-11 928-284-9627 or www.bellrockartshows.com. With more than 35 artists on hand, visitors can expect a wide array of art from paintings and carvings to wood and metal workers. There will also be many Native American artists showcasing their work as well.

Tequila Sunset Limited on the Verde Canyon Railroad Clarkdale - Verde Canyon Railroad Sep. 10 928-639-0010 or 800-293-7245 or www.verdecanyonrr.com. Riding the rails doesn't get much better than this. Featuring premium tequila tastings, accompanied by Mexican inspired appetizers, this is just another way to enjoy the sites of Arizona.

Activities continue on page 9...

LAKES AT CASTLE ROCK
BOARD OF DIRECTORS MEETING
UNAPPROVED MINUTES

Date: July 25, 2011
Time: 6:30 pm
Location: Recreation Center

ROLL CALL

Members present: Mel Silverman (President)
Chris Kaselemis (Vice President)
Frank Maier (Treasurer)
Steve Schuldenfrei (Secretary)
Doug Baker (Director at Large)
Terry Kellman (Director at Large)

Members Absent: Shari Just (Director at Large)

Management Representative: Tony Bluto, Cadden Community Management


Minutes: Christine Wolski


QUORUM

A quorum was present to conduct a meeting. Board welcomed homeowners.

HOMEOWNER INPUT

The Board introduced themselves to the homeowners who were present.

 Homeowner commented that the landscaping looks great.

 Another homeowner informed Board that the tile at the east end of the pool at the Rec Center is dirty and that two flappers are missing the skimmers. She also said that the hole in the fence had been welded but there was still a large enough space for someone to climb through. Ants have been seen on the pool deck as well.

CALL TO ORDER

Meeting was called to order at 6:47 p.m.

LANDSCAPE COMMITTEE

The landscape company has been replacing the dead plants. The landscapers have also begun trimming the trees in the neighborhood. Board requested that all trees be trimmed to at least 7 feet in order to keep the trees from scraping vehicles. Landscape company has been working on eliminating the gophers.

APPROVAL OF MINUTES

Motion (Schuldenfrei/Kellman) to approve minutes from June 27, 2011. MOTION PASSED (One Board member abstained from vote).

FINANCIAL REPORT

Financial reports from May 2011 and June 2011 were reviewed. Utilities are \$3,000 over budget and more money has been spent on the gates than was budgeted. Overall, the Association is \$1,300 under budget for the year thus far. Motion (Schuldenfrei/Baker) to accept Financial Reports. MOTION PASSED.

MANAGER'S REPORT

Written report submitted to the Board.

Minutes continues on Page 8...

Board Minutes Continue From Page 7...**COMMITTEE REPORTS**

DRC – The Committee approved the installation of a wrought iron fence on top of one homeowner's wall.

Landscape – Question was raised as to whether the Association pays for trimming of trees that are in the common area but hanging over private property or damaging walls. The policy is to take each situation on a case by case basis.

Lakes – Lakes are in good shape.

Security/Gates – The building that had been damaged is in the process of being repaired. Board considered installation of a sign at the west gate advising that vehicles pulling trailers to use the east gate but Board agreed that there was no need for additional signs. Board requested that Management Representative contact Antech to have the arms at the east gate moved back at no cost to the Association.

Board briefly discussed sending out a survey of homeowners for opinions as to whether homeowners wanted to keep the gate arms. Issue was tabled until the next Board meeting.

Roads/Walkways – Nothing to report.

Recreational Facilities – More furniture for the pool areas has been purchased and installed. Steve Schuldenfrei volunteered to be available to replace paper towels at the Fitness Center when necessary but he needs a key to the storage area. Motion (Silverman/Baker) to appoint Steve as a volunteer. MOTION PASSED.

Communications – Steve Schuldenfrei is still working at obtaining email addresses for all homeowners.

Social/Welcome – Shirley Henning attended the meeting. She thanked the Management Representative for his quick turn-around time in reimbursing her for her expenses. Shirley had a question regarding the letter that the Management Representative sends to new homeowners regarding including their name in the roster and newsletter. Management Representative explained that many times, the letter does not get returned to him. Management Representative agreed to send a copy of the letter that gets sent to homeowners so that she can take it when she visits new homeowners and request that they sign it then. Shirley provided a sample of the calendars that Steve Schuldenfrei had designed to the Board and praised Steve's hard work. She also showed a sample basket to the Board that would be provided to new homeowners. She explained that the cost is \$56 but if the Board agreed, she had discovered that if she goes through a company called Patty Cake Baskets, she could provide the same basket for approximately \$30, thus saving the Association money. Motion (Baker/Schuldenfrei) to allow Shirley to go through Patty Cake Baskets. MOTION PASSED.

Shirley also showed the Board the polo shirt that she had made with the Lakes logo for \$24.95.

NEW BUSINESS

+ Pool Bids – After reviewing bids, Motion (Kaselemis/Schuldenfrei) to accept the bid from Jay's Pool to replace the Fitness Center heater. MOTION PASSED. After more discussion and review, Motion (Schuldenfrei/Baker) to rescind original motion and accept the bid from Pool and Spa Depot to install a new heater, install 2 new skimmers, and re-plumb the entire pool system at the Fitness Center. MOTION PASSED. Board requested that Management Representative contact the company to determine the guarantee on the work and also find out how long the job would take.

+ Request from 2280 Deer Creek Place concerning 3 eucalyptus trees next to their home – Board decision is to have the landscape company look at the trees and contact Chris Kaselemis with their opinion.

+ Complaint from David Lippman concerning parking on Country Court – There has been no just cause for the Board to get involved.

+ Yard Sale Discussion – Motion (Baker/Kellman) to schedule the neighborhood yard sale for November 5, 2011 from 7 a.m. to noon. MOTION PASSED.

+ Suggested Collection Policy – Tabled until the next Board meeting.

+ Delinquency Report – Reviewed.

+ SO/Carpenter Hazelwood's Homeowner Pays Collection Plan – Scott Carpenter attended the meeting. He introduced himself to the Board and explained that he has 20 years' experience as an attorney. He agreed that trying to collect past-due homeowner association dues can be a maddening experience. He informed the Board of his two major axioms: It is almost impossible to get money from people who don't have it. The Board has to take that into consideration and decide if they want to spend good money going after bad.

The longer one waits to be paid, the longer it will take to be paid.

With his plan, his law firm takes all the risk and only gets paid if the homeowner pays. The law firm gets reimbursed for its cost first, and then law firm splits the payments fifty/fifty as the legal fees are paid. Once all legal fees are paid, the balance of the money paid by delinquent homeowners goes to the Association.

Mr. Carpenter also advised the Board that the law firm does not chase after someone who might have moved out of state for a small amount. The demand letter that the law firm sends works fifty-percent of the time.

Board member questioned as to what incentive the law firm has to keep pursuing a delinquent homeowner once the firm gets

Minutes continues on Page 9...

Board Minutes Continue From Page 8...

paid. Mr. Carpenter explained that the Association and the law firm have a mutual interest to get the money that is owed. Board member inquired as to whether it is worth it to pursue a homeowner who goes through foreclosure. Mr. Carpenter explained that it depends on the value of the home, how much the mortgage is, and whether or not the homeowner actually lost the home in the foreclosure.

The law firm has a title company that it uses to get information as to whether there is or will be a trustee sale. The law firm also obtains the credit report of the homeowner and a current employment record of the homeowner and then makes a decision as to whether or not it is feasible to pursue the collection.

Mr. Carpenter also explained to the Board that the Board would have to designate one of the Board members to be responsible to make a decision as to whether or not some of the "soft costs" could be waived. Soft costs include fines and interest on the past-due amount. Sometimes it is beneficial to waive those costs in order to get the total amount of the original homeowner association fees that are delinquent.

If the law firm feels it is cost-effective to go to court and get a judgment against the homeowner, then the firm determines if the homeowner is currently employed and will garnish wages if necessary. The law firm will also hire a private investigator to find any bank accounts that may exist and garnish money from those accounts as well.

Board had an additional question for Mr. Carpenter. They advised that in the past, the Board had published the names of delinquent homeowners in the newsletter but were told that it could be a liability issue. Mr. Carpenter informed the Board that depending on the homeowner, it would be more of a defamation issue than a privacy issue.

Mr. Carpenter also provided the Board with a copy of a book of Arizona Revised Statutes that pertain to homeowner associations.

NEXT MEETING

Next meeting is scheduled for Monday, August 29, 2011.

ADJOURNMENT

Meeting was adjourned at 9:10 p.m.

Activities Continue From Page 6...

3rd Annual Sedona Winefest Sedona Sep. 24-25 www.sedonawinefest.com. This two-day wine festival celebrates the wine growing industry of Arizona and will feature great wines from the Verde Valley, Prescott and the Southern Arizona Regions. Patrons will delight in tasting wines and local food with a variety of menu items and snacks throughout the day.

Celtic Harvest Festival Sedona A Celebration of the changing Light Sedona Sep. 24 www.celticharvestfestival.com. Discover the magic of the Celtic arts at Sedona's Tequa Festival Marketplace and experience, bards, brogues, clans, colleens, kilts, leprechauns, shamrocks, shillelaghs, tartans, Celtic music and a Ceilidh, or Irish folk dance, finale at 7pm. Master gardeners will showcase Celtic herbs and plants, plus crafts and foods will be available, as well as a children's area with hands-on arts and music.

4th Annual Fall Apple Festival Pine Sep. 24-25 928-476-3655 or pinestrawberrybusinesscommunityaz.com. Check out the gorgeous fall foliage at this free, family-friendly event, which boasts food, shopping, music and even a pie throw for kids.

23rd Annual Verde River Day Cottonwood - Dead Horse Ranch State Park Sep. 24 928-634-7593 or www.azstateparks.com. With more than 40 exhibits, hands-on activities, live entertainment, sand castle building, canoe rides, nature hikes, American Civil War encampments, a vintage trailer show, this event pretty much offers something for the entire family.

Sweet Corn Festival Taylor Sep. 3 928-536-7366 or www.snowflaketaylorchamber.org. This event has it all — a firemen's muster competition, junior and adult rodeo, car show, parade, arts and crafts, BBQ, dance and, of course, sweet corn.

Blue Loop Tour Morenci Sep. 3-5 www.bikegaba.org Bike 55, 60 or 90 miles through the central mountains of Arizona and New Mexico. Expect lots of hills and plenty of scenic vistas.

Show Low Main Street Farmers' Market & Art Walk Festival Show Low Sep. 3-24 928-521-9284 or www.showlowfarmersmarket.com. Featuring local produce growers, food product producers, artisans and craftspeople, plus live entertainment. Every Saturday from 9am – 1pm.

65th Annual Navajo Nation Fair Window Rock Sep. 5-11 928-871-6703 or 928-871-6478 or www.navajonationfair.com. Every year in early September, Window Rock, the capital of the Navajo Nation, celebrates Navajo values, beliefs and pastimes. Known as the 'World's Largest American Indian Fair,' the people display arts and crafts, exhibits, sponsor a baby contest, offer a free barbeque, concerts, horse racing, a parade, fry bread contest, carnival, pow wow, rodeo and traditional song and dance.

August Meeting Agenda

Date: August 29, 2011 ♦ **Time: 6:30 pm** ♦ **Location: Recreation Center**

1. QUORUM - A quorum requirement is 4 directors
2. WELCOME AND INTRODUCTION
 - Mel Silverman, President
 - Chris Kaselemis, Vice President
 - Steve Schuldenfrei, Secretary
 - Fred Maier, Treasurer
 - Doug Baker, Member at Large
 - Shari Just, Member at Large
 - Terry Kellman, Member at Large
3. HOMEOWNER INPUT (30 Minutes)
4. LANDSCAPE - Chris Kaselemis and Bill Gibson
5. APPROVAL OF MINUTES:
July 25, 2011
6. FINANCIAL REPORT:
July 2011 Financials
7. MANAGERS REPORT
8. COMMITTEE REPORTS
 - DRC - Mel Silverman
 - Landscape - Chris Kaselemis (See #4 above)
 - Lakes - Doug Baker
 - Security/Gate - Mel Silverman
 - Roads/Walkways - Mel Silverman
 - Recreational/Facilities - Mel Silverman
 - Communications Committee - Steve Schuldenfrei
 - Welcome Committee - Shirley Henning
9. OLD BUSINESS -
 - A. Proposed Collection Policy from Cadden Management
 - B. \$0 / Carpenter Hazelwood's Homeowner Pays Collection Plan.
 - C. Letter to Castle Rock owners concerning the gate arms.
 - D. Other
10. NEW BUSINESS -
 - A. Dog Attack – Not on leash.
 - B. Other
11. NEXT MEETING - September 26 , 2011
11. ADJOURNMENT 8:30 p.m.



Your Castle Rock Times editor is always looking for interesting news about our community. Please send him stories or leads by the 10th of each month. Publication is scheduled on or about the 15th of the month. Thank you.

LCReditor@cox.net

Account Balances:

ACCOUNT	July 2011	June 2011
Operating:	\$97,419.19	\$99,891.07
Reserve Balance:	\$510,309.41	\$505,891.67
Delinquent:	\$21,280.49	\$21,988.75
Prepaid:	\$43,832.99	\$46,118.19
Outstanding Invoices (Unpaid Bills):	\$3,769.13	\$9,162.53



DON'T FORGET!
 You can now log onto
www.lakesatcastlerock.com
 to view association information, minutes,
 download forms, or request a password.

Tucson Links

These links are for those who are interested in city matters and entertainment:

Tanque Verde Road Project	http://roadprojects.pima.gov/tanqueCathough
City of Tucson Government	www.ci.tucson.az.us
City of Tucson Permit Information	http://www.ci.tucson.az.us/dsd/Permit_Review_/permit_review_.html
General Information on Tucson	www.tucsonstyle.com
Local Jazz Performances	www.tucsonjazz.org
Photography Exhibits	www.creativephotography.org
Arizona Opera Company	www.azopera.com
Sabino Canyon Recreational	www.sabinocanyon.org
Arizona Theatre Company	www.aztheatreco.org
U of A Centennial Hall	www.uapresents.org

THE LAKES AT CASTLE ROCK
1870 WEST PRINCE ROAD SUITE 47
TUCSON, ARIZONA 85705



The Lakes at Castle Rock Homeowners Association

Information:

All questions and/or concerns regarding Castle Rock should be address to our Manager, Tony Bluto at:
Cadden Community Management
1870 West Prince Road, Suite 47
Tucson, Arizona 85705

Phone: 520 297-0797
Fax: 520 748-2618
Email: tbluto@cadden.com
Websites: www.lakesatcastlerock.com
www.Cadden.com

The Castle Rock Times is produced and edited by:
Steve Schuldenfrei
2040 N. Water View Court
Tucson, AZ 85749
Phone: 520 344-7769
Email: lcreditor@cox.net
Ideas, stories, news and help always welcome!

