



Castle Rock Times



Volume 11 Issue 8 **THE LAKES COMMUNITY NEWSLETTER** August 2019



Hi Neighbors,

Just to bring you up to date; We are striving to make our community a safe place, and in order to do that we are investigating every avenue that affords and meets our requirements. Our biggest problem is outsiders coming into our community, at night, and using our facilities after hours of closing the pools, smoking and bringing in alcohol.

We continue to tell all residents "if you see something, do or report something". If you feel uncomfortable in a situation....call the Police.

This may seem a bit trivial in trying to keep outsiders from entering our community without invitation, but left unchecked, this could snowball into further problems other than just using the pools,,,, or fishing in our lakes.

If you have concerns, please share them with us at the next board meeting.. July 30th @ 6:30 P.M. at the Rec. Center. Thanks for your concern, and thank you for helping keep The Lakes @ Castle Rock the premier community that it is. See you at the meeting.

The Lakes at Castle Rock HOA
Mel Silverman, President

New Resident Welcome Event

Wednesday, August 14th 6:30 PM

Recreation Center

Join us for coffee and cookies, meet other new residents, Board members and enter to win a prize!

The monthly HOA meeting will be held on
July 30th
6:30 PM
Recreation Center

2019 Board Of Directors

President:	Mel Silverman	melmarkmik@aol.com
Vice President:	David Bernheim	Bernheim@cox.net
Treasurer:	Chris Burt	azcuman@hotmail.com
Secretary:	Doug Baker	dbaker@icae.net
Director-at-Large:	Heidi Schewel	skyislandgirl@gmail.com
Director-at-Large:	Kathy Harris	crtnewsweb@cox.net
Director-at-Large:	Terry Kellman	tkellman@cox.net
Cadden Manager:	Geoff Obral	gobral@cadden.com

Reserving the Recreation Center:

Please email Castle Rock Social Director Kathy Harris—crtnewsweb@outlook.com to reserve the Rec. Center for your events. Before emailing Kathy, please look at the calendar on our website for your proposed dates to insure that the Rec Center has not already been reserved. Reservations must be made no less than two weeks in advance, and a \$250 deposit is required two weeks in advance of the event date. Checks are payable to "Lakes at Castle Rock Homeowners Association. The reservation form, calendar and the rules and regulations are on the website.

To rent the Rec, you MUST be an owner/resident in 'good standing'. (no outstanding fines or assessments.)

Please remember that there is NO ALCOHOL or SMOKING permitted at the Recreation Center. A maximum of 50 people are allowed. Please email Kathy for more information.

Reminder: Please address any community related issues you may have to Geoff at Cadden Management.

gobral@cadden.com

Thank you

The HOA Board has openings for more board members. If you live in one of these parcels and are interested in becoming a Board member, please email Mel at melmarkmik@aol.com:

Parcel D (lots 35-50 and 127-154), Parcel E (lots 001-034 and 155-242), and Parcel F (lots 309-364). You must be a resident in 'good standing' to be on the Board or a Committee.

Not sure your lot #? Just email crtnewsweb@cox.net and I can find that for you.

We welcome new Board Members!

Landscaping FYI....

The landscapers go through our complex on an 8 week rotation schedule.

Weeks 1-2 is the West gate area around Lightning A, and the Fitness Center.

Weeks 3-4 is Diamond Lake, Lake Star, Sun Lake up to the Rec Center

Weeks 5-6 is The Rec Center, Deer Creek, S side of Creek Vista, E Castle Rock Drive, Lake Vista to Lake 14, S side of Split Rock, Waters Edge and Water View Ct.

Weeks 7-8 is the N side of Creek Vista, From the 3 way stop up E Castle Rock to the Exit only gate, including Emerald Lake and Country Ct, The area around Lake 14, and all the rest of parcel F and the streets off of Lake Vista

Every Monday the areas around the Gates is cleaned up.

Questions, or have a landscaping concern? Contact Doug Baker at: dbaker@icae.net
(tree down, irrigation leak, etc.)

Financials:

	May
Operating	\$100,150
Reserve	\$941,669
Delinquent	\$16,215

June financials not available at date of publication.



Mia Silverman

520.906.3952
mia@lvtucson.com
5635 E.River Rd Suite 111, Tucson, AZ 85750

Homes For Sale In The Lakes



According to the listings on www.realtor.com, as of **July 21, 2019** 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. This information is for your enjoyment only so, please don't shoot the messenger. Instead, consult a qualified real estate agent to verify information and to receive additional details.

Address	Beds	Bath	Sq Ft	Lot Size	MLS	Price
2136 N Water View Ct	5	4	4413	0.25	21612246	549,900
2322 N Catalina Vista Loop	5	4.5	3386	.23	21911800	449,500
9434 E Star Water Dr	4	3	2335	.13	21910184	335,000
2390 N Creek Vista	3	2	1255	.12	21904840	242,000
2350 N Creek Vista	4	2.5	2165	.13	21910308	299,900

Notice: Anyone that attends the HOA meetings and is disruptive will be asked to leave.

When is it too hot to walk my dog?

Put your hand down on the pavement for 5 seconds, if it feels too hot and burns your hand then it is too hot to walk your dog. The dogs pads are affected by the reflected heat more than our feet.

Nature Notes

Heidi Schewel

Author's note: At a recent meeting of the Board of Directors, it was suggested a list or some other form of information be shared to acquaint or reacquaint our residents with members of wild communities who share our property. This column will address that need.

It appears our monsoon season is approaching. Hot daytime temperatures and cloudy afternoons hint at what many of us hope for, afternoon and evening showers.

Earlier forecasts called for a later-than-usual monsoon onset in mid- to late July, followed by a second surge in September due to El Niño conditions. Recent forecasts indicate a trend toward a more El Niño neutral state over the next couple of months which could last through fall and winter, meaning we might not see that September moisture.

Either way, when the rain does fall, we'll see noticeable changes in our flora and fauna. Many annual plants will emerge and begin their life cycles as perennial "green up." With increased vegetation will come an increase in herbivores such as rabbits. More prey species like rabbits, rodents and other small animals will draw in predators, such as coyotes, javelina and bobcats, frequent visitors to our community.

One critter dog owners need to be watchful for is the Sonoran Desert toad, formerly known as the Colorado River toad. It is one of the largest toads native to North America, growing up to 7.5 inches in length. The topside of the body is green to greenish-gray, with the underside a creamy white. The skin is relatively smooth but lumpy. Long, distinctive kidney-shaped glands, called parotoid glands, are located behind the eyes.

The toads are generally active from late May through September, primarily during the summer rainy season, becoming nocturnal during the hot summer months. Individuals may live 10 to 20 years. They feed on invertebrates and amphibians. Adults are often found far from water. Breeding usually occurs in temporary pools formed by monsoon rains.

Dog owners beware, the parotoid glands exude potent defensive toxins that, if ingested, can cause hallucinations, paralysis, or death in dogs and other vertebrates. Animals can be intoxicated through the mouth, eyes or skin. The toxins can kill dogs that pick up or mouth toads. Symptoms include excessive salivation/drooling, irregular heartbeat, stumbling gait, and pawing at the mouth. If symptoms are present, recommendations are to use garden a hose to flush the mouth from back to front, washing the toxins out and away from the throat, and to consult a veterinarian.

Prevention includes covering weep holes and other entries into your fenced yard with screen, taking a bright flashlight if walking your dog when it's dark, and keeping dogs leashed when out of your yard.

It takes only seconds for a curious or prey-driven dog to lick or pick up a toad, at that point immediate treatment may become crucial for survival. Preventing that contact between dog and toad is the best bet to keep our furry loved ones from getting into trouble with the toads.

As an added benefit, preventative measures for toads also work as prevention for interaction with another of our native visitors, rattlesnakes.



Agenda

Lakes at Castle Rock Homeowners Association Board of Directors Meeting

Date: July 30, 2019
Time: 6:30 PM
Location: Recreation Center

- 1) CALL TO ORDER
- 2) QUORUM—*quorum requirement is 4 directors*
Mel Silverman, Chris Burt, Heidi Schewel, Terry Kellman, Kathy Harris, David Bernheim, Doug Baker
- 3) Welcome and Introduction / Homeowner Input (3 minutes per owner)
- 4) APPROVAL OF MINUTES
 - A. June 25, 2019 meeting minutes
- 5) FINANCIAL REPORT
 - A. Review June 2019 Financial Report
- 6) OLD BUSINESS
 - A. Community Survey—Update
 - B. Gate Entry Modification—Discussion / Update
- 7) NEW BUSINESS
 - A. Security Patrol Bid
 - B. Pool/Spa Chlorinator Estimate
 - C. Tennis Court Rule Discussion / Development
 - D.. New AZ State Statute—Homeowner Statement
- 8) COMMITTEE REPORTS
 - A. DRC—Terry Kellman
 - B. Landscape / Lakes —Doug Baker
 - C. Security/Gate/Roads/Facilities—Mel Silverman
 - D. Social Committee/Communications—Kathy Harris
- 9) NEXT MEETING—August 27, 2019
- 10) ADJOURNMENT

To adjourn the Board of Directors meeting and go into Executive Session permitted by law for the following reason(s); a) legal advice; (b) litigation; (c) personal health or financial information of an owner/member, employee, etc.; (d) employee performance, compensation, health records, etc.; and (e) owner/member appeal or penalty. **The Board will enter into Executive Session for (c) above.**

Date: May 28, 2019
 Time: 6:30 pm
 Location: Recreation Center

- 1) **Call to Order:** President Mel Silverman called the meeting to order at 6:37 PM
- 2) **QUORUM** – *quorum requirement is 5 directors*
 Present: Mel Silverman, Chris Burt, Terry Kellman, Kathy Harris, Heidi Schewel, David Bernheim, Doug Baker
- 3) **Welcome and Introduction / Homeowner Input**
 - Thank you extended to the Board for completion of the tennis court renovation.
 - Request was made for a bench to be installed at the west tennis court.
 - Update requested on status of common area wall repainting.
 - Project to be considered following completion of the sidewalk update.
 - Request for attention at the playground for additional groundcover.
 - Additional ground cover is on order.
 - Request made to clean the Lake 2 waterfall.
 - Request to include listing of local wildlife in the newsletter.
 - Request for update on possible horseshoe pits near the recreation center.
 - Report of unauthorized fishing within the community.
 - Board is aware and attempting to correct with updates to the gate entry system.
 - Request for assistance with the gate entry due to phone not being compatible with the system.
 - Requested update on recent Architectural Modification request for a pool installation.
 - Request was approved and follow-up letter will be issued to Owner.
 - Request to repair the recreation center couch upholstery.
 - Request to remind the landscape contractor to lock the vehicle access gate by the recreation center.
 - Reminder to have the irrigation emitters check prior to the summer heat.
 - Request for sidewalk/walking path for the pedestrian entries at both the exit and east gates.
 - Request to update the patio furniture.
- 4) **APPROVAL OF MINUTES**
 - **MOTION:** Motion was made (Kellman) to approve the April 30, 2019 meeting minutes, as presented. **Motion was seconded and approved unanimously.**
- 5) **FINANCIAL REPORT**
 - Treasurer Chris Burt presented the April 2019 financials to those in attendance. With no objection, the financials were accepted.
 - **MOTION:** Motion was made (Bernheim) to update the account signers for the BBVA CD Account by removing Frank Meyer and Steve Schuldenfrei and appointing Mel Silverman and Chris Bert. **Motion was seconded and approved (4/3).**
- 6) **OLD BUSINESS**
 - A. **Community Survey** – The Board discussed the revised survey and how best to distribute. **MOTION:** Motion was made (Kellman) to cancel the Community Survey. **Motion was seconded and passed unanimously.**
MOTION: Motion was made (Kellman) to separate the drafted survey questions and distribute them individually utilizing the monthly newsletter, and to include a pros and cons position for each question. **Motion was seconded and passed unanimously.**
 - B. **Walking Path: Project Update** – Mr. Silverman reported that the walking path renovation project is nearly complete.
 - C. **Tennis Courts: Project Update** – As previously stated, the tennis court project is now complete.

Board of Directors Meeting

- D. **Playground Review: Project Update** – Mr. Obral reported that the playground inspection was conducted by Play it Safe on May 22, 2019, and a recap of their findings was provided to the Board. A bid was requested from Play it Safe to complete their suggested repairs.
- E. **Gate Access System Discussion** – The Board discussed updating the gate access system and how best to prevent trespassing. It was suggested that many people improperly have 24-Hour Access codes to the gate. Mr. Silverman reported that he authorized the gate contractor to reset all access codes to be consistent with the 6:00 AM to 6:00 PM policy, as well as resetting the vendor access codes within the system that may have been distributed to many sources over the years.
MOTION: Motion was made (Bernheim) to change all resident/owner access codes effective July 1, 2019 with advance notice. **Motion was seconded and passed unanimously.** It was noted that if the codes could not be updated in time to provide sufficient notice to residents for July 1st, the Board will consider alternate transition dates at the June Meeting.

7) NEW BUSINESS

- A. **Unauthorized Fishing** – The Board discussed recent trespassing and unauthorized fishing within the community. It was suggested that the recent changes to access codes will help prevent such activity. The Board will review previously developed fishing licenses for potential distribution. The Board also requested that suspected trespassing be reported to the Police when observed. The authorities were not able to pursue leads supplied electronically and must catch the trespassers on property.

8) COMMITTEE REPORTS

- A. **DRC – Terry Kellman:** Mr. Kellman reported the recent activity of the Committee to the Board.
- B. **Landscape/Lakes – Doug Baker:** Mr. Baker reported that he has received requests to install a walking path at the pedestrian gates near both the community exit and the east gate. The current path is gravel and has vegetation impeding passage.
MOTION: Motion was made (Bernheim) to alter the landscaping to allow pedestrian access by August 2019, to budget for installation of paved walking paths at both locations for 2020, and to have the paths installed by March 2020. **Motion was seconded and passed unanimously.** Mr. Baker suggested that a newsletter article be issued regarding the typical common area landscape routine for residents to have a better understanding of the work completed in the community and the general schedule for service.
- C. **Security/Gate/Roads/Facilities – Mel Silverman:** Mr. Silverman reported the following:
- The walking path update is nearly complete.
 - Paving maintenance will be reviewed for bidding as the next large project for consideration by the Board.
 - Discussion was held regarding the Committee Meeting schedule.
- MOTION:** Motion was made (Bernheim) to establish a routine committee meeting night at which date the committees would cycle by month to establish a regular meeting schedule. **Motion was seconded, discussed, and failed (3/4).**
- D. **Social Committee/Communications –Kathy Harris:** Ms. Harris reported that the committee issued a thank you to past Board member Shirley Henning.

9) NEXT MEETING – June 25, 2019

10) ADJOURNMENT – 8:39 PM

The Meeting was adjourned to go into Executive Session permitted by law for the following reason(s): (a) legal advice; (b) litigation; (c) personal health or financial information of an owner/member, employee, etc.; (d) employee performance, compensation, health records, etc.; and (e) owner/member appeal or penalty. **The Board will enter into Executive Session for (C) as noted above.**



The Lakes at Castle Rock Homeowners Association

Information:

All questions and/or concerns regarding
The Lakes at Castle Rock
should be directed to our Manager:

Geoff Obral

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