



Castle Rock Times



Volume 10 Issue 12 THE LAKES COMMUNITY NEWSLETTER December 2018



President's Message

Hello Everyone!

Well, this has got to be the "Best" weather in the world..... and our community has got to be the best place to live, if not in the world, then the City.

Thanks to everyone that commented on how the beautiful grass has come in.

Repairs have now been made to the Rec. Center pool, and the new kool decking will be completed, over the repairs, in the next week or two.

Also, we had the culvert area, that carries rain water from Tanque Verde across Castle Rock Drive, completely regraded so that the rain water will carry off in the manner it should.

The only project that has not been completed, yet, is the remodeling of the ramada behind the Fitness Center. That should be completed before the end of the month.

For The Lakes @ Castle Rock HOA

Mel Silverman, President

Welcome to all our new neighbors.

Do you have someone 'new' next to you? (renter or owner) Be sure to stop by, say hi and let them know how to visit our website and get on the mailing list for the newsletter!

crtnewsweb@cox.net and www.lakesatcastlerock.com



Things to Do!

Fabulous activities and information are supplied by The Tucson Convention and Visitors Website (www.visittucson.org/events/calendar):



From the Desk of the Social Director

Shirley Henning



Social/Welcome Committee

Reserving the Recreation Center:

Please call Castle Rock Social Director Shirley Henning at 760-3181 to reserve the Rec. Center for your events. Before calling Shirley, 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.

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



Account Balances

Financials: (estimate)

	September	October
Operating	\$70,72	\$87,957
Reserve	\$987,780	\$956,517
Delinquent	\$10,816	\$ 11,243

Brush and Bulky Pick Up: The week of Dec. 3rd.

Not sure what they take?

Visit:

<https://www.tucsonaz.gov/es/brush-and-bulky>

From the DRC

Residents: It's that time of year again when our thoughts have turned to sprucing up our homes. The DRC is always happy to help you with your requests for paint approval or other changes to the look of your property.

Be sure to paint a 2 foot swatch sample on the house and in an 'easy to access' location. (front or side of house is great as long as it isn't behind a fence)

Please contact the Design Review Committee (DRC) for approval FIRST prior to any permanent changes. They work hard to ensure the neighborhood is visually appealing.

Allow for at least 30 days for approval. (often times it is taken care of very quickly)

Submit the form (found on our website) to both:

tkellman@cox.net and,

The Lakes at Castle Rock Homeowners
Association

1870 W. Prince Rd. #47

Tucson, AZ 85705

Fax: (520) 742-2618

We've had questions regarding where to find the approved paint colors. Please visit:

https://www.dunnedwards.com/colors/archive/color-ark_pro/lakes-at-castle-rock/approved-paint-palette?fref=gc

2018 Board Of Directors

President:	Mel Silverman	melmarkmik@aol.com
Vice President:	Shirley Henning	kybarefootgirl@yahoo.com
Treasurer:	Chris Burt	azcuman@hotmail.com
Secretary:	Kathy Harris	crtnewsweb@cox.net
Director-at-Large:	Chris Huizenga	cjhuizenga@gmail.com
Director-at-Large:	Heidi Schewel	skyislandgirl@gmail.com
Director-at-Large:	Richard Broder	Rbroderesq@aol.com
Director-at-Large:	Jeff Pokrant	jeffpokrant@cox.net
Director-at-Large:	Terry Kellman	tkellman@cox.net
Cadden Manager:	Daniel Castillo	dcastillo@cadden.com

Advertise your business in our Newsletter!

Business card size ads are \$25

Half page ads are \$50

Full page ads are \$75

Send your PDF ready ad to: Crtnewsweb@cox.net

Payment is sent to Cadden Management

attn.: Daniel Castillo

Deadline is the 10th of each month

According to the listings on www.realtor.com, as of **November 22, 2018** 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
2117 N Water View Ct	4	3	2905	0.28	21878236	449,000
2350 N Lake Star Dr	3	2.5	2065	0.13	21823503	359,900
2181 N Deer Creek Pl	4	3	2022	0.22	21825051	335,000
2417 N Lake Star Dr	4	3	2487	0.14	21825889	321,500
9489 E Star Water Dr	3	3	2570	0.12	21828186	360,000

Affordable Custom Murals for Your Home

- Transform your dull concrete backyard walls into a beautiful focal point you'll love
 - Set a mood with a custom mural inside your home or business
 - Expand your childs' or grandchilds' imagination with murals in their bedrooms



To see more of my work go to: www.tucsonmuraldesign.com

Gary Rubin: (928) 301-2660

grubin319@gmail.com

Free Estimates & Consultations

Agenda

Lakes at Castle Rock Homeowners Association Board of Directors Meeting

Date: November 27, 2018

Time: 6:30 pm

Location: Recreation Center

- 1) **Call to Order:**
- 2) **QUORUM** – *quorum requirement is 5 directors*
Mel Silverman, Shirley Henning, Chris Burt, Heidi Schewel, Terry Kellman, Kathy Harris, Richard Broder, Jeff Pokrant, Chris Huizenga
- 3) **Welcome and Introduction / Homeowner Input (3 Minutes per owner)**
- 4) **APPROVAL OF MINUTES**
 - A. October 30, 2018 meeting minutes
- 5) **FINANCIAL REPORT**
 - A. Review October 31, 2018 Financial Report
- 6) **OLD BUSINESS**
 - A. Wash on Castle Rock Dr, Update
 - B. Recreation Center Pool Area Repair Update
 - C. Community Survey
- 7) **NEW BUSINESS**
 - A. West Guard House Damage
- 8) **COMMITTEE REPORTS**
 - A. DRC – Terry Kellman –
 - B. Landscape/Lakes– Mel Silverman
 - C. Security/Gate/Roads/Facilities –Mel Silverman –
 - D. Social Committee/Communications -Shirley Henning –
- 9) **Next Meeting – TBD**
- 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 A. and C. above.**

Minutes	Lakes at Castle Rock Homeowners Association
----------------	--

Date: September 25, 2018

Time: 6:30 pm

Location: Recreation Center

1) Call to Order: President Mel Silverman called the meeting to order at 6:32 PM

2) QUORUM – quorum requirement is 5 directors

Present: Mel Silverman, Shirley Henning, Chris Burt, Terry Kellman, Kathy Harris. Absent: *Richard Broder, Jeff Pokrant, Chris Huizenga, Heidi Schewel*

3) Welcome and Introduction / Homeowner Input (3 Minutes per owner)

- New Resident introduced himself
- Resident – Still has concerns about parking on the streets, also brought up the La Roca Vista rezoning meeting
- Resident – Spoke about the map of the street work in the newsletter, asked how he gets out of his street during the process. Also brought up a patch on Lightning A that needs repair. Wants draft of the budget.
- Resident – Just observing the meeting
- Resident – Commented about how good it is looking around the property
- Resident – Issue with pothole on Castle Rock Dr., a water head has popped up above street level. Locks at Rec Center pool and Tennis Court need to be fixed so people can't get in, and also thanked Peter for his hard work around the property
- Resident –Median issues with some trees needing to be replaced
- Resident – observing, also sees that the gate arms are often stuck in the up position, and the spikes at the exit gate are noisy.
- Resident – saw a dinner steak left on the sidewalk, is concerned that someone is trying to poison the local pets. Horses and riders are often seen around the back side of the Rec Center lake, at times are as far up as the tennis courts.
- Resident –Happy to see families using the grassy areas at the Rec Center. The property is looking good!
- Resident – Says people can't access the restrooms at the Fitness Center and Rec Center, doesn't like the Board meeting minutes being 2 months behind.

4) APPROVAL OF MINUTES

- A. July, 2018 meeting minutes were approved

5) FINANCIAL REPORT

August 2018 – Chris Burt presented the financials and the state of expenditures. He found that several projects went against the operating budget instead of the Reserve. He is reclassifying these items.

6) OLD BUSINESS

- A. Survey - The survey is postponed until after the Town Hall meeting in December.
- B. Fitness Center Pergola – Rebuild and Refortify the structure, work to be done soon
- C. Rezoning of 9500 E. Tanque Verde Rd. –An update of the rezoning hearings was presented. A new hearing was scheduled for October 11th.

Continued on next page

September Minutes Continued

7) NEW BUSINESS

- A. Repair to cool deck at Rec center: Motion was made and seconded to have E-Konomy pool do the cottonwood tree damage repair, replace auto fill lines, patch and texture the decking, and install deco drain as presented in their 3 bids.
- B. 2019 Budget: Daniel will send Chris the draft budget for the meeting on Oct. 4th, 10AM.
- C. Wash on Castle Rock Drive: Mel has an engineer to review. They will transit & grade. A motion was made and approved to proceed with correcting the drainage flow on both sides of the street.

8) COMMITTEE REPORTS

- A. DRC – Terry Kellman – Homeowner wants her block wall painted. She must come to the board to appeal as DRC did not approve the wall due to blocking the neighbor’s view.
- B. Landscape/Lakes– Mel Silverman – Landscape schedule is getting back on the correct rotation.
- C. Security/Gate/Roads/Facilities –Mel Silverman – We will have 2 gate guards on Halloween
- D. Social Committee/Communications -Shirley Henning –Yard Sale is Nov. 3rd. Ad in newspaper, announcements on Social Media, signs on the street.

9) Next Meeting – October 30, 2018

10) ADJOURNMENT Mel Adjourned the meeting at 8:10 PM

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 A. and C. above**

The call for Board members is out, so if you’d love to VOLUNTEER your time like the current Board does, please fill out the application on page 8 and mail to Cadden Management.

We’d like to take a moment and THANK Mel Silverman for the GREAT job he does decorating the lollipop lights in the complex for the holiday season. If you are interested in giving Mel a hand this year to make the decorating a little easier, send him an email at melmarkmik@aol.com. Adults only please.





The Lakes at Castle Rock

Homeowners Association

1870 W. Prince Road, Suite 47, Tucson, AZ 85705
Phone: (520) 297-0797 Fax: (520) 742-2618

NOMINATION APPLICATION FOR ELECTION TO THE BOARD OF DIRECTORS

Please Print:

NAME: _____

ADDRESS: _____

PHONE: _____

The term for a Member of the Board is one (1) year. If you are interested in running for one of the nine (9) seats on the Board of Directors, please print your Bio and mail it to The Lakes at Castle Rock HOA, c/o Cadden Management, 1870 W. Prince Rd, Suite 47, Tucson, AZ 85705, Fax: 520-742-2618 or email to Daniel Castillo at dcastillo@cadden.com.

Must be received no later than Friday December 14, 2018

BIO 50 WORDS OR LESS:

The Lakes at Castle Rock
C/O Cadden Community Management
1870 W. Prince Rd. #47 * Tucson, AZ 85705
Office (520) 297-0797 / Fax (520) 742-2618



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:

Daniel Castillo

Cadden Community Management
1870 West Prince Road, Suite 47
Tucson, Arizona 85705
dcastillo@cadden.com
Phone: 520 297-0797
dcastillo@cadden.com
www.Cadden.com



This and back issues of your
Castle Rock Times
and much more
can be found at
www.lakesatcastlerock.com

The Castle Rock Times is produced by:

Kathy Harris
Email: crtnewsweb@cox.net



The Lakes at Castle Rock
C/O: Cadden Community Management
1870 West Prince Road, Suite 47
Tucson, Arizona 85705