



Castle Rock Times



Volume 11 Issue 12 THE LAKES COMMUNITY NEWSLETTER December 2019



President's Message

Just reporting that street repairs did not begin when expected, but are now scheduled to begin within the next few weeks. Please follow and cooperate all of the safety signs that the paving crew will be putting up, to keep everyone safe while they are working. All of this work is going to be going on from the Rec. Center and to the East portion of our community.

Please, if you see someone doing something in our community that is suspicious, please call the Police and make a report of that. Police do not come out that quickly, as they have other possible higher priorities.

Wishing everyone a very Happy Thanksgiving, and hope to see you at the next board meeting.....

November 26th, at the Rec. Center... 6:30 P.M.

The Lakes @ Castle Rock HOA
Mel Silverman, President


New Resident Welcome Event

Wednesday, December 11, 6:30 PM

Recreation Center

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

Open to any and all residents who want to meet each other.



The monthly HOA
meeting will be
held on

November 26
6:30 PM
Recreation Center

It's that time of the year to start thinking about joining the ALL VOLUNTEER, HIGHLY PAID HOA Board! Yes, we would like YOU to consider joining in on all the FUN!

You must be a homeowner in 'good standing', all assessments current.

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

gobral@cadden.com

Thank you

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

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
Director-at-Large:	Mark Strege	mustlurv Macy@outlook.com
Cadden Manager:	Geoff Obral	gobral@cadden.com

Residents:

When walking your dogs, please don't allow them to approach the 'view fencing' behind some of the properties, this upsets the dogs that may be contained in those yards.

Thank you for your cooperation.

LOST AND FOUND: Please email crtnewsweb@outlook.com and identify

Sweatshirt w/ NY Yankee logo.

Set of Keys found at Rec Center.

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



Mia Silverman

520.906.3952

mia@lvtucson.com

5635 E.River Rd Suite 111, Tucson, AZ 85750

Agenda

Lakes at Castle Rock Homeowners Association Board of Directors Meeting

Date: November 26, 2019
Time: 6:30 pm
Location: Recreation Center

- 1) CALL TO ORDER
- 2) QUORUM - *quorum requirement is 5 directors*
Mel Silverman, Chris Burt, Heidi Schewel, Terry Kellman, Kathy Harris, David Bemheim, Doug Baker, and Mark Strege
- 3) Landscape Presentation / Feedback
- 4) Welcome and Introduction / Homeowner Input (3 Minutes per owner)
- 5) APPROVAL OF MINUTES
 - A. October 29, 2019
- 6) FINANCIAL REPORT
 - A. Review October 2019 Financial Report
- 7) OLD BUSINESS
 - A. Tree Removal
 - B. Access Ramps
 - C. Horseshoe Pit
 - D. Trespassing Fishing
- 8) NEW BUSINESS
 - A. Lake Grade Elevation Increase
 - B. Cadden Connect Website
 - C. Board Commitments
 - D. After Hour Use of Facilities
- 9) COMMITTEE REPORTS
 - A. DRC – Terry Kellman
 - B. Landscape/Lakes– Mel Silverman
 - C. Security/Gate/Roads/Facilities –Mel Silverman
 - D. Social Committee/Communications –Kathy Harris
- 10) NEXT MEETING – January 28, 2020
- 11) ADJOURNMENT

The Board of Directors will meet in Executive Session beginning at 6:00 PM as 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), (c), and (e) above.**

Date: September 24, 2019
Time: 6:30 PM
Location: Recreation Center

1) **Call to Order:** President Mel Silverman called the meeting to order at 6:34 PM

2) **QUORUM:** *Quorum requirement is 5 directors*

Present: Mel Silvennan, Terry Kellman, Kathy Harris, David Bernheim, Chris Burt, Doug Baker, and Heidi Schewel

3) **Welcome and Introduction / Homeowner Input:**

- Comments regarding improved landscape service, but still concern with overall performance
- Request to Board to consider road maintenance for the east side of the community
- Request for an update regarding noise complaint filed with Board in August and survey results
- Request for Board to consider installation of a horseshoe pit near the recreation center

4) **APPROVAL OF MINUTES:**

- **MOTION:** Motion made (Kellman) to approve the August 27, 2019 meeting minutes, as presented.

Motion was seconded and approved unanimously.

5) **FINANCIAL REPORT:**

- Mr. Burt presented the August 2019 financials to those in attendance. With no objection, the financials were accepted.
- Board announced that the financial reports will be posted to the community website following each Board Meeting.

6) **OLD BUSINESS:**

- A. **Playground Maintenance - Follow-up:** It was reported that companies have been sought for routine playground maintenance, and there have been not results for the Tucson area. The Board and Management will continue to seek vendors for this service.
- It was noted that the wood chips need to be raked again, and it was suggested that the landscape company be tasked with this on a routine basis.
- B. **Roadway Maintenance / Bid Review:** *The* Board reviewed bids and maintenance plan suggestions from multiple contractors. The different plans and costs were reviewed by the Board.
- MOTION:** Motion made (Kellman) to approve the bids from Sunland Asphalt for both crack-fill and asphalt repairs, totaling \$138,154.06. **Motion was seconded and passed unanimously.**
- The Board will consider which pavement preservation technique to pursue following the repairs.
- C. **Noise Complaint:** The Board reviewed the input received from the homeowners that live near the exit only traffic gate and tire spikes. A total of eight (8) replies were received with the majority in favor of leaving the tire spikes in their current condition and function.
- MOTION:** Motion made (Kellman) to leave the tire spikes in operation, and to seek ways to reduce the noise impact reported. **Motion was seconded and passed unanimously.**

7) **NEW BUSINESS:**

A. **Tree Removal Requests:** President Silverman reported that two (2) Lots have requested that Common Area trees be removed and presented a bid for this service.

Following discussion, the Board requested that Management seek legal opinion regarding tree removals from Common Areas based on potential root intrusion and potential of a limb falling and damaging private property. Topic tabled for legal input.

Board of Directors Meeting

- B. Census Bureau- Gate Access:** The Board reviewed a request from the Census Bureau for access to the gated community to conduct the upcoming address canvassing.

MOTION: Motion made (Burt) to provide the Census Bureau a temporary gate access code within the regular parameters of 6:00 AM - 7 :00 PM for the upcoming address canvassing through October 31, 2019 based on their request presented. **Motion was seconded and passed unanimously.**

- C. Draft Budget:** Mr. Burt reported that the Finance Committee and Management will meet on October 2, 2019 at 2:00 PM in the Recreation Center to finalize a draft 2020 Budget Operating to recommend to the Board in October for formal approval and distribution.

8) COMMITTEE REPORTS:

- A. DRC - Terry Kellman:** Paint samples have been applied to the common wall for Board review and feedback to the Committee. Mr. Silverman requested a list of Common Area walls to be painted from the Committee.
- B. Landscape/Lakes - Mel Silverman:** Small cement crack in Lake 13 being reviewed for repair.
- C. Security/Gate/Roads/Facilities - Mel Silverman:** Report that that the repairs to the east gate will be invoiced to the Owner that was identified to have caused the damages. Ms. Schewe! noted that although the Board voted against security patrols last month, she continues to have concern with trespassing and non-resident fishing within the Community.
- D. Social Committee/Communications - Kathy Harris:** Gate operation information to be included in the upcoming Newsletter.

9) NEXT MEETING: October 29, 2019

10) ADJOURNMENT: President Silverman adjourned the meeting at 7:42 PM.

Homes For Sale In The Lakes

According to the listings on www.realtor.com, as of **November 24, 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
2149 N Creek Vista	3	2	1460	0.22	21922121	284,900
9675 E Coolwater Ct	4	2.5	2165	.17	21921719	345,000
9784 E Rock Ridge Ct	3	2	2298	0.18	21923060	359,900
9442 E Star Water	5	2.5	2780	0.14	21927692	367,000
2250 N Catalina Vista Loop	6	4.5	4413	0.23	21925404	700,000



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

Cadden Community Management
1870 West Prince Road, Suite 47
Tucson, Arizona 85705
Phone: 520 297-0797
gobral@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
crtnewsweb@outlook.com



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