



Castle Rock Times



Volume 11 Issue 7 **THE LAKES COMMUNITY NEWSLETTER** July 2019



Hi Neighbors,

I would like to thank all of the residents living on Castle Rock Drive for putting up with the construction work on the installation of the new cement sidewalk replacing the asphalt sidewalk. That is one improvement we will not have to tend to every few years, as we have done in the past.

If you are able to come to the next board meeting on June 25th @ 6:30 at the Rec. Center, the board will be discussing any improvements that we, as a community, can better access our gates and the system that is now being used, for improvements.

Our goal is to provide security for all residents and not make it a hardship on anyone wanting access...unless they are uninvited guests.

As always, we are seeking input from each and everyone of you so that we can continue to make The Lakes @ Castle Rock the premier community that it is. See you at the meeting.

The Lakes at Castle Rock HOA
Mel Silverman, President

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.



The monthly HOA meeting will be held on
June 25th
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@cox.net 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).

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:

	April	May
Operating	\$95,692	\$100,150
Reserve	\$964,442	\$941,669
Delinquent	\$15,351	\$16,215



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 **June 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
2225 N Quail Lake Pl	4	2.5	2613	.22	21911504	415,000
9434 E Star Water Dr	4	3	2335	.13	21910184	345,000
2390 N Creek Vista	3	2	1255	.12	21904840	242,000
2418 N Lake Star Dr	4	3	2335	.11	21910712	340,000
2350 N Creek Vista	4	2.5	2165	.13	21910308	299,900

Notice: Anyone that attends the HOA meetings and disrupts the meetings, will be asked to leave.

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.

Recently a great horned owl hatched four owlets in the large eucalyptus tree in front of the Fitness Center. This is the second batch of babies to be reared in that tree in the last couple of years.

Our largest owl, the great horned can reach almost two feet in height. It has a white throat, barred underside, yellow eyes and prominent ear tufts. Found throughout the Americas except in the extreme north, it occurs in every habitat in the southwest.

Owls are silent hunters. The sounds of their wingbeats are muffled by softened edges of the larger wing feathers, which gives them an advantage when pursuing prey. Great horned owls hunt mainly at dusk and at night. They see well in low light and their hearing is sharp. Fierce predators, great horned owls feed largely on rabbits and rodents. They also consume lizards, snakes, skunks, insects and other birds. In urban areas they may prey on domestic chickens and cats.

Great horned owls typically begin nesting in January or February, often in abandoned hawk nests, caves or ledges. Our eucalyptus tree provides a secure nest that is high enough off the ground where people can't reach the young. The tree sheds its bark, which accumulates in large crotch, where it is compacted and forms a sturdy yet soft nest for the eggs and, later, owlets.

The white eggs are usually laid two or three to a clutch. Our last batch was three owlets, this year four hatched. Owlets may climb around on branches at five weeks of age, and can usually fly by nine to ten weeks. The parents may feed and tend to them for several months.

The female defends the nest and her young. Cooper's hawks were frequently seen around the Fitness Center, perhaps watching for an opportunity to approach the chicks.

We are fortunate to live in an area with so much open space, and a nearby wash and nature preserve. Our opportunities to observe wildlife are many. It is wise to keep our distance, let wild beings live in peace, and Keep Wildlife Wild!



Agenda

Lakes at Castle Rock Homeowners Association Board of Directors Meeting

Date: June 25, 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. May 28, 2019 meeting minutes
- 5) **FINANCIAL REPORT**
 - A. Review May 2019 Financial Report
- 6) **OLD BUSINESS**
 - A. Community Survey—Update
 - B. Walking Path—Project Update
 - C. Unauthorized Fishing / Licensing Discussion
 - D. Gate Entry Modification—Discussion / Update
- 7) **NEW BUSINESS**
 - A. Owner Requested / Funded Tree Planting
 - B. Insurance Renewal Discussion
- 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—July 30, 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: April 30, 2019
 Time: 6:30 pm
 Location: Recreation Center

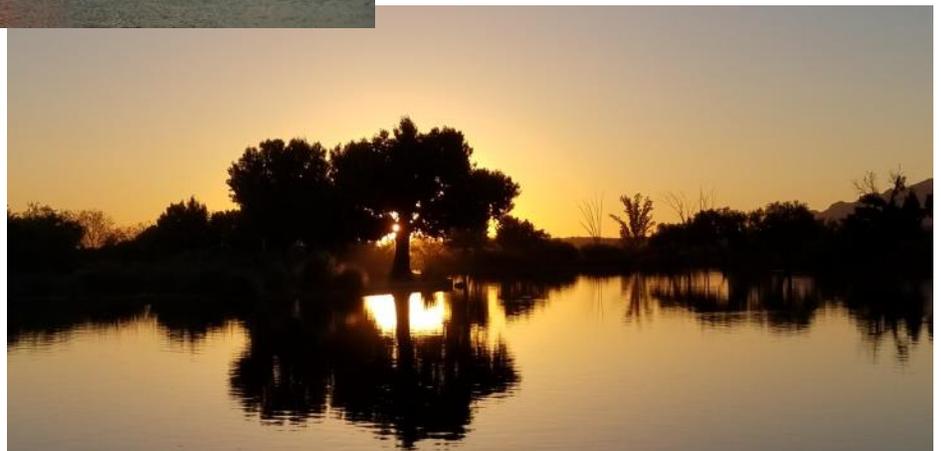
- 1) **Call to Order:** President Mel Silverman called the meeting to order at 6:34 PM
- 2) **QUORUM** – *quorum requirement is 5 directors*
 Present: Mel Silverman, Chris Burt, Terry Kellman, Kathy Harris, Heidi Schewel, David Bernheim, Doug Baker
- 3) **Welcome and Introduction / Homeowner Input**
 - Owner reported that the tire spikes at the exit gate are in need of repair.
 - Suggestions to add more rock to the lakes for turtles.
 - Tennis court resurfacing delayed from April 29th to May 6th due to contractor illness.
 - Request to lower the wattage of the lamppost lights. Currently 60-watt bulbs in place.
 - Social Committee requested feedback from Members at meeting on ideas for future Community Events.
 - Request to review gate on northwest side of the tennis court for possible repair. Self-closing spring may be installed.
 - Request to review locks at recreation center for proper operation.
 - Request to evaluate common area walls for painting needs, and brick cap on wall near clubhouse in need of repair or replacement.
 - Request to consider installation of walking path at east pedestrian gate while the west gate walking path is being renovated.
- 4) **APPROVAL OF MINUTES**
 - **MOTION:** Motion was made (Kellman) to approve the March 26, 2019 meeting minutes, as presented. **Motion was seconded and approved unanimously.**
- 5) **FINANCIAL REPORT**
 - Treasurer Chris Burt presented the March 2019 financials to those in attendance. With no objection, the financials were accepted.
- 6) **OLD BUSINESS**
 - A. **Community Survey** – The Board discussed the pending community survey and agreed to forward suggestions to Kathy Harris by May 4th to be incorporated into a final draft for Board consideration at the May 28, 2019 Meeting.
 - B. **Walking Path: Project Update** – Mr. Silverman reported that the walking path renovation project is underway. To date there have been no change orders in the bid or pricing.
 - C. **Tennis Courts: Project Update** – Mr. Silverman reported reiterated that the tennis court project will begin on May 6th following a one (1) week delay due to the contractor being ill at the time of the original start date. No changes have been made to the approved proposal.
 - D. **Playground Review: Project Update** – Project update was requested on the playground inspection and groundcover replenishment. Mr. Baker will follow-up with the landscape contractor regarding mulch addition and routine maintenance following installation, and Mr. Obral will contact a playground inspection service to schedule review.
- 7) **NEW BUSINESS**
 - A. **Dwelling Live: Discussion** – Mr. Baker requested that the Board review online information regarding alternative access systems for the gates and recreation facilities. The Board will review Dwelling Live, as recommended by Mr. Baker in advance to the May 28, 2019 meeting for discussion.
- 8) **COMMITTEE REPORTS**

- A. **DRC – Terry Kellman:** Mr. Kellman clarified with the Board that Homeowners may paint their front door any color, and this does not require Committee Approval. Mr. Kellman requested assistance in selecting the Common Area Wall paint colors to help move painting projects forward. Mr. Silverman offered to help with this project.
- B. **Landscape/Lakes – Doug Baker:** Mr. Baker reminded all Members present at the meeting to forward any landscaping requests to him via email, being sure to include your name, contact information, matter to address, and location details.
- C. **Security/Gate/Roads/Facilities – Mel Silverman:** Mr. Silverman reported the following:
- Roofing repairs are complete at the Fitness Center.
 - East gate had to be re-set on April 29th due to a malfunction.
 - Self-closing hinges will be installed on the restroom doors soon.
 - Repairs are complete on the rear fitness room door, and lock is again functioning properly.
- D. **Social Committee/Communications –Kathy Harris:** Ms. Harris reported that the recent Easter Egg Hunt was a success with many attendees and positive feedback.

9) **NEXT MEETING – May 28, 2019**

10) **ADJOURNMENT – 7:26 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

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
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The Castle Rock Times is produced by:

Kathy Harris
Email: crtnewsweb@cox.net



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C/O: Cadden Community Management
1870 West Prince Road, Suite 47
Tucson, Arizona 85705