



Castle Rock Times



Volume 10 Issue 67 THE LAKES COMMUNITY NEWSLETTER July 2018



President's Message

Hoping that everyone is enjoying this summer weather. Along with this time of the year, the monsoons play havoc with our community. We are contracted with a company that will harness the future rains, as much as possible, and do additional cleanup of certain areas. Last week's rain caught us by surprise and we were late in getting to those areas.

I, personally, would like thank all residents that are leashing their animals, to enable other residents that do the same to walk in the community in a safe environment.

In addition, thanks go out to Shirley Henning for hosting the informational meeting last Sunday explaining venomous reptiles and how to treat snake bites that can occur in our community and elsewhere. It was a very informative meeting held at our Rec. Center.

Hope to see everyone at the next board meeting,
June 26th, Tuesday at the Rec. Center @ 6:30 P.M.

The Lakes @ Castle Rock HOA

Mel Silverman, President



The next HOA meeting will be held on
June 26th
6:30 PM
Recreation Center



Thought for the Month

‘Unkind words spoken of others.....
Mirrors the image of you heart.’

Social/Welcome Committee



From the Desk of the Social Director

Shirley Henning



DID YOU SAVE THE DATE ?
SUNDAY, JULY 15, 2018
RECREATION CENTER
2:00 – 4:00 P.M.

I will be taking RESERVATIONS starting SUNDAY, July 1, until noon on SATURDAY, July 14th for our annual ICE CREAM SOCIAL.

If you plan to attend, please remember to make your reservations, so we can be sure all who are attending, will be served.

Please RSVP the number in your party by calling me, 760-3181 or email me at kybarefootgirl@yahoo.com

I will be posting reminders at the entrance gates and as always, we look forward to seeing you again.

Shirley
Social Director



Shirley would like to welcome **Anita Kellman** to the Social Committee. Welcome Anita, and *thanks for volunteering!*



Account Balances

Financials:

	April	May
Operating	\$10,977	\$92,895
Reserve	\$990,598	\$998,993
Delinquent	\$15,876	\$11,219

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.



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

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

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 **June 20, 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
2260 N Split Rock PL	4	3 +	3520	0.18	21811737	462,900
2437 N Creek Vista Dr	4	2	1815	0.14	21814836	310,000

Reminder: Please address any community related issues you may have to Daniel at Cadden Management.
 dcastillo@cadden.com
 Thank you

Have you joined us on our Facebook page? Great place to see some of our Resident's amazing photography, for sale items and other newsworthy info. You may be asked to provide your address if you are not currently in our database.



A gentle reminder: The FB page is for Residents only.

<https://www.facebook.com/groups/lakesatcastlerock>



Jim and Shannon Strong, Twice as "Strong" on SERVICE

- 30+ years of Residential, Land, and Commercial Real Estate Experience
- Former Real Estate Appraiser
- Global Luxury Home Specialist
- SFR - Short Sale & Foreclosure Resource Certified
- Relocation Specialist
- Certified Real Estate Instructor
- Tucson Native
- University of Arizona Graduate

List your home with us by August 30, 2018 and we will include a home warranty for your listing at a value up to \$500! This covers your property during the listing and escrow period. Buyers receive coverage for one year, giving them the confidence to pay top dollar!

Jim and Shannon Strong
Associate Broker, SFR, Luxury Property Specialist
Jim.strong@azmoves.com
(520) 271-1035



RESIDENTIAL BROKERAGE



Agenda**Lakes at Castle Rock Homeowners Association
Board of Directors Meeting**

Date: June 26, 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**

May 29, 2018 meeting minutes

5) FINANCIAL REPORT

May 2018

6) OLD BUSINESS

- A. Security Patrol Budget
- B. Fishing license
- C. Survey
- D. Street Maintenance
- E. Fitness Center Pergola

**7) NEW BUSINESS**

- A. TPD Contract Renewal
- B. Parking Policy
- C. Trespass Notice

8) COMMITTEE REPORTS

- A. DRC – Terry Kellman –
- B. Landscape/Lakes– Peter Packard-
- C. Security/Gate/Roads/Facilities –Mel Silverman –
- D. Social Committee/Communications -Shirley Henning –

9) Next Meeting – July 31, 2018**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
April 2018

Lakes at Castle Rock Homeowners Association
Board of Directors Meeting

Date: April 24, 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 absent

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

- Resident commented about concerns of other homeowner emptying pool water through wall drain on to the street and landscaping. Would also like to see house numbers put on the individual mailboxes that are in the west section
- Resident is worried about how the Lakes at Castle Rock is perceived by non-residents. Thinks we're getting a bad reputation
- Resident says the following streets need work done on the pavement: Lightning A, Country Court, Star Water. Split Rock has a man hole that needs attention. House on Castle Rock Dr has loose mailbox.
- Resident thanked Board for the hard work in keeping up the community. She thanked Mel for fixing the gates at the Tennis Court, but it also has cracks that need attention.
- Resident thanked the Board for a great neighborhood
- Resident gave the Board a letter requesting a copy of the Road Maintenance plan.
- Resident is concerned about trees that look like they are falling over
- Resident asked about trimming of a tree needing a limb trim, and a hedge that has overgrown. Can they be taken care of?
- Resident asked about lights at the Fitness Center Pool
- Resident commented about cracks in the pavement on Star Water Drive, and also voiced concerns about off leash dogs and the abusive owner
- Resident inquired about trimming of mistletoe in trees near her house

4) **APPROVAL OF MINUTES**

A. March 27, 2018 meeting minutes approved

5) **FINANCIAL REPORT**

A. March 2018 as presented by the Treasurer

6) **OLD BUSINESS**

- A. **Security Patrol**- Resident input discussed, have a Security column in the newsletter, town hall meeting to be held after the survey.
- B. **Survey** - open ended questions to be included, ask resident 'what are your concerns'.
- C. **Pool Deck** – vote was held to approve the bid by Economy Pool, work to start ASAP. Ramp can be added at a later date.
- D. **Fitness Center Pergola Repair** – no termite damage, the wood has rotted due to water saturation. Mel will look in to the aluminum slats as a roof and the composite material that won't ever rot. He already has a bid for \$14,495

7) NEW BUSINESS

- A. **Wildlife Safety Reminders** – remind all residents about the dangers of interacting with any suspect wildlife.
- B. **Painting of the Common Walls** – Daniel, Mel and Terry K will tour the entire complex and create a plan for common wall painting.
- C. **Street Repairs (Street Maintenance Strategy)** Mel is seeking more bids for street repair. He is also looking in to the cost of replacing the asphalt sidewalks on the west side with concrete sidewalks.
- D. **Committee Reports** – Daniel has asked all committees to submit a report prior to the Board meeting.

8) COMMITTEE REPORTS

- A. **DRC** – Terry Kellman – Paint Notices. PLEASE submit 30 days in advance. Some recent paint jobs were not approved ahead of time. Several requests for home improvements have been approved
- B. **Landscape/Lakes**– Peter Packard submitted his report, spoke about the need for work in the canal
- C. **Security/Gate/Roads/Facilities** –Mel reported a different lock system was put in the F/C pool area.
- D. **Social Committee/Communications** -Shirley Henning discussed the Ice Cream Social and the use of a business, is it considered soliciting? The Board agreed to look at any use of a business, whether for education purposes or to provide for a social event, on their own merit basis.

Next Meeting – May 29, 2018

ADJOURNMENT 8:08 PM

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- ◆ The Re-Surfacing of the Recreation Center Pool is near completion.
- ◆ The dirt work will start on June 28th at the Castle Rock curve for two days with Badger coming in July 2 to clean culverts, Complete will continue dirt through the first week in July, and will work on July 4th . Please make note of this in case traffic flow is impeded.
- ◆ Repair was done on the Exit Only gate after it was broken off it's hinges and arm. Repaired once again after upright post was damaged.



Deck resurfacing at Rec Center Pool



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
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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