



Castle Rock Times



Volume 10 Issue 6 THE LAKES COMMUNITY NEWSLETTER June 2018



AND.....



On Sunday, June 10th at 3:00 p.m. the Social Committee will have an Educational Program at the Recreation Center, presented by ARIZONA POISON AND DRUG CENTER.

Guest speaker, Laura Morehouse, MPH, CHES, a Poison Education Specialist, will present a brief overview on venomous desert creatures, such as:

Arizona Coral Snake

Scorpions

Rattlesnakes

Bees

Gila Monsters

Spiders/other Bugs

Learn about their habitat, behavior, bite/sting symptoms and first aid, and how to prevent poisoning.


The Educational Program is FREE and provided to you without any soliciting for profit.

The center only allows seating for 50 people; it would be nice to have a count on attendance for the program. Please join us. You may call me at 760-3181.

Shirley

Thought for the Month

Don't put the Key to your
Happiness
In Someone else's Pocket.
Social/Welcome Committee



The next HOA
meeting will be
held on
May 29th
6:30 PM
Recreation
Center



“JULY IS NATIONAL ICE CREAM MONTH” DID YOU SAVE THE DATE ... LAST YEAR ??

Again, the Social/Welcome Committee will be hosting the Lakes annual Ice Cream Social and you are cordially invited to join us on SUNDAY, JULY 15, from 2:00-4:00 p.m. at The RECREATION CENTER.

To ensure everyone will be served, RESERVATIONS ARE REQUIRED.

I will be taking reservations the FIRST WEEK IN JULY. Watch for an email the end of June with information to RSVP. If your plans are to attend, please respond by the date stated in the email.

We hope you will take this opportunity, to socialize with friends and neighbors, meet the Social/Welcome Committee Members and introduce yourself to our Board Members, serving our community.

Let's show our hospitality to the new neighbors who just moved in on your street, by asking them to join us.

We look forward to seeing you again and as time draws near, watch for our reminders at the entrance gates.

Sincerely,
Shirley



Account Balances

Financials:

	March	April
Operating	\$95,688	\$10,977
Reserve	\$982,245	\$990,598
Delinquent	\$10,375	\$15,876

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>

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

dcastillo@cadden.com

Thank you

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.

Need a hand? **Strong, polite**, honor roll student and near-13 year old looking for work. Terrific at walking dogs, moving furniture and/or rocks, watering, stacking wood and helping around the house and yard. Could come with a younger brother who has the same experience. We have helped our relatives move large pieces of furniture! Please remember **THE HARTIGAN BOYS** for household or pet help. And yes, we pick up poop! Please call 370-8327.



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

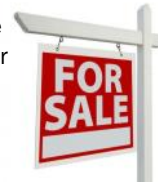
Send your PDF ready ad to: Crtnewsweb@cox.net

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 **April 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
2129 N Split Rock PL	4	3	3698		21728886	485,000
9733 E Sandcastle Ct	3	2	2298	0.24	21805218	369,900
2406 N Emerald Lake Ct	3	2	1255	0.13	21810951	232,000
2521 N Lightning A	5	3 +	3672	0.52	21727258	629,900
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

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: May 29, 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. April 24, 2018 meeting minutes

5) FINANCIAL REPORT

A. April 2018

6) OLD BUSINESS

A. Security Patrol

B. Fishing license

C. Survey

D. Pool Deck (Fitness Center)

7) NEW BUSINESS

A. Street Proposals

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 – June 26, 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
March 2018**

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

Date: March 27, 2018

Time: 6:30 pm

Location: Recreation Center

Call to Order: 6:35 PM

QUORUM – *quorum requirement is 5 directors*

Mel Silverman, Shirley Henning, Heidi Schewel, Terry Kellman, Kathy Harris, Richard Broder, Jeff Pokrant, Chris Huizenga Chris Burt absent

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

- Resident commented on need for repair to RC Pool Deck
- Resident had question on street maintenance and will Board post a plan?
- Resident had concerns about a large orange cat attacking dogs/people in her area
- Resident had questions/comments about Dog Park to be discussed in New Business
- Resident complained about running into many dogs off leash and had concerns about Dog Park
- Residents concerned about the proposal of a Brake Max on Tanque Verde across from the Lakes
- Resident had concerns about people being named in the Meeting notes
- Resident thanked Board regarding guests of residents fishing without homeowner present
- Resident asked about having ‘notices of Board Meeting’ posted at Gate Houses
- Resident had concerns about the Renewal By Anderson solicitors
- Resident asked about the status of the fishing licenses
- Resident stated they do not want a dog park but wants it put to a neighborhood vote
- Resident has issues with a person on horseback near tennis courts with off leash dog. Also does not want a dog park, use those monies to fix the amenities. She stated there are holes in the tennis courts due to skateboarders, and where are the pickleball players who wanted the court painted?
- Resident reminded everyone we are a ‘gated community’, not a ‘community with a gate’, had concerns about resident’s name in newsletter, had concerns about the Ramada at the Fitness Center, stating it has dry rot, also commented another resident had nearly gotten run over at the 3 way stop. Concerns about speed and drivers not paying attention
- Resident thanked the Board for their work
- Resident reported on the vandalizing of the Pool / Spa at the Fitness Center
- Resident almost got hit by speeding vehicle in complex. Consider reducing speed limit, issue of abandoned car on Lakeside Ct.
- Resident asked about the large dirt pile behind Lake 14.
- Resident asked about the possibility of increasing the dues
- Resident suggested a ‘neighborhood crimes report’ box in the newsletter, also would like to see if a Neighborhood Watch is a possibility in the Lakes.
- Resident showed item thrown over the wall at the 3 way stop.
- Resident commented about increasing dues?

APPROVAL OF MINUTES

Motion made, seconded to approve the February, 2018 meeting minutes (as presented in the Board Packets)

5) FINANCIAL REPORT

Daniel read the February 2018 Financial report as submitted by the Treasurer.

(continued on next page)

6) OLD BUSINESS

Security Patrol – Lock Box for the Security Officer’s log book installed at Rec Center. Jeff reported on their new varied schedule to different hours during the week, would like to increase the patrols.

Fishing Permits – discussion about issuing 1 per household, how do we implement, and are we creating a major problem with them?

Rental Policy – discussion tabled until further information is obtained.

NEW BUSINESS

Dog Park – Resident spoke about the old survey and the lack of published data (costs of the fencing, maintenance, insurance, etc.) in the minutes of the year (s) following the survey. Motion made and seconded to send a new survey, one which also includes other issues than just the dog park. Motion was withdrawn after Board member asked ‘which board member is in favor of the park’. (no votes) . A new survey will be sent out as the previous one is now outdated.

Town Hall – Shirley requested consideration of a ‘Town Hall’ format meeting, the purpose of which is to report to the residents the reasons we need a security patrol and the costs incurred. The issue was tabled for further consideration and topics submitted. One resident asked about considering a Neighborhood Watch.

COMMITTEE REPORTS

- A. DRC – Terry Kellman – 2 paint jobs approved, 1 pending request submission, plans for an addition to property being submitted
- B. Landscape/Lakes– Peter Packard- Peter reported on the vandalism of the Dog Waste sign being torn out and thrown into the duck pond. Pool backwashing letter to be sent to the entire community. Enzyme pellets have been applied to the canal. Fitness Center Landscaping is installed. Bid on the spillway/berm on Lake 10 discussed. Tree trimming is ongoing. New trees on Lakeside Ct and 3 way stop. Treehouse taken down. Lava Rock removal behind a resident’s house approved. Sand removal in culvert on Castle Rock Dr. discussed. Mel and Daniel will tour the complex and note all common walls that need painting. The ‘cactus garden’ has been cleaned up and debris removed. Now visually pleasing.
- C. Security/Gate/Roads/Facilities –Mel Silverman –Getting bids on the needed road repair, discussion on the cameras / security system. Chris H submitted a bid for a new system, board agreed to wait and see if the repaired cameras and current system will be adequate. Mel will investigate whether or not our current system will allow a log in portal for multiple users.
- D. Social Committee/Communications -Shirley Henning –Shirley thanked resident for lost and found cell phone. Date for Garage Sale April 7th. Signs will be posted. No truck is scheduled for pick-up of resident’s leftovers. Shirley asked about the contract length of the TPD security patrol. An Evening of Education (rattlesnakes) was proposed but other options will be pursued due to CC & R’s rule of soliciting business.

Next Meeting – April 24, 2018

ADJOURNMENT 8:51 PM

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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



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www.lakesatcastlerock.com

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