



# Castle Rock Times



Volume 11 Issue 6 THE LAKES COMMUNITY NEWSLETTER June 2019



## President's Message,

Hi Neighbors, I would like to thank all of the tennis players for allowing the resurfacing company to complete their work. I realize that this interrupted your play for the week, but we now have very nice tennis courts..... again.

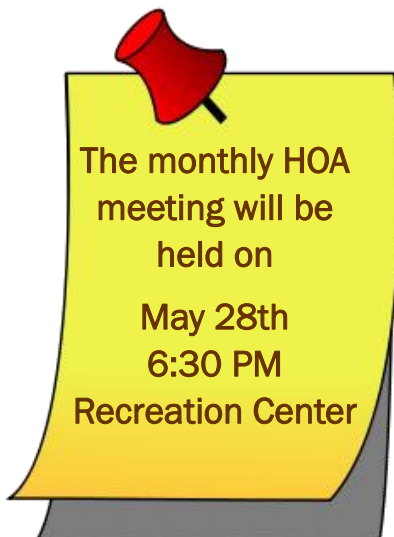
In addition, thank all of you that utilize the sidewalk along Castle Rock Drive in allowing the workers to do the replacement of the sidewalk in cement. This project should be done by the first week of June.

For those of you that enjoy living here with all of the wildlife in our community.... you might have enjoyed looking up the huge eucalyptus tree in the front of the Fitness Center, and seeing a mother owl and her four little ones.

Wishing you a Happy Memorial Day and hope to see you at the monthly board meeting.. May 28th @ 6:30 P.M. at the Rec. Center.

The Lakes at Castle Rock HOA  
Mel Silverman, President

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



### 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](mailto: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.

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.



Recent improvement projects within the Lakes:

The Tennis Courts were re-surfaced and re-painted

The asphalt walkway between the 'big curve' and the west gate is being taken up and replaced with concrete sidewalks.

Keep in mind that these improvements have addressed safety concerns, keep the neighborhood looking consistent, as well as maintains our property values.

The next Brush and Bulky pickup will be the week of June 10. This usually occurs the day of our trash pickup or the next two days following, depending on how full the trucks are.

As a courtesy to all our neighbors, please refrain from putting your items out for pickup before Sunday, June 9.

Also be aware that the 'pickers' will be cruising through, so don't put anything out that you don't want taken!

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

[gobral@cadden.com](mailto:gobral@cadden.com)

Thank you

## Account Balances

### Financials:

	March	April
Operating	\$87,831	\$95,692
Reserve	\$954,360	\$964,442
Delinquent	\$14,690	\$15,351

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](mailto: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](mailto:crtnewsweb@cox.net) and I can find that for you.

We welcome new Board Members!

What articles would YOU like to see in the Newsletter?

Please email me at [crtnnewsweb@cox.net](mailto:crtnnewsweb@cox.net) and let me know the types of articles you'd like to see each month.

This is YOUR neighborhood newsletter, so YOUR input is always considered

Thank you!

Editor, LACR Castle Rock Times



*Mia Silverman*

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## Homes For Sale In The Lakes



According to the listings on [www.realtor.com](http://www.realtor.com), as of **May 22, 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	350,000
2390 N Creek Vista	3	2	1255	.12	21904840	242,000
2418 N Lake Star Dr	4	3	2335	.11	21910712	349,500
2350 N Creek Vista	4	2.5	2165	.13	21910308	305,000
2356 N Emerald Lake Ct	3	2	1255	.17	21909137	245,000
2292 N Split Rock	4	3	2613	.27	21909797	417,900

# Do You Want TOP DOLLAR For Your Home?!



**Professional Photography**  
A minimum of 36 professional photos perfect for print, online and video to make your property look its very best



**Print Advertising**  
Eye-catching property advertisement in View magazine, which is direct mailed and inserted into the region's prime print publications.



**Mobile Brochure**  
Exclusive yard sign panel with CB Mobile Brochure technology that delivers your home's unique details, photos and videos to consumer mobile phones



**Single-Property Website**  
Professionally designed property website that is viewable on all devices and easily shared via social media



**TV and Online Promotion**  
Professionally produced spot featured on Coldwell Banker's TV show, *At Home in Arizona*, on Sundays at 9 am in Greater Phoenix and Northern Arizona and 11 am in Greater Tucson, and posted on Coldwell Banker's YouTube™ channel



**Neighborhood Announcement**  
Stunning, oversized "Just Listed" postcards direct mailed to your neighborhood



**Just Listed eFlyer**  
"Just Listed" announcement eBlast sent to an exclusive list of personal and professional contacts



**Area REALTOR® Notification**  
Agents at all local real estate companies in your area will be notified that your home has come on the market



**Virtual Tour**  
Professionally produced video slideshow for the Multiple Listing Service (MLS) network and syndicated websites



**Property Brochures**  
Beautiful, professionally printed property brochures to showcase your home



**Maximum Online Exposure**  
Your home will be displayed on up to 900 websites, including the most-visited real estate websites in the world

## More exposure means more buyers, more offers, and More Money for you

- \* **Only company** that has its own "Home Show" on TV with your property spotlighted. Sundays on the CW!
- \* **Only company** with our own proprietary real estate publication, with 90,000 issues monthly distributed throughout the State of Arizona.
- \* Coldwell Banker's websites get more traffic than any other real estate company's website in the nation.
- \* The Coldwell Banker name is more recognized throughout the WORLD than any other real estate company.

As a former State Certified Real Estate Appraiser, we'll let you know the true value of your property and suggest inexpensive ways to enhance its value and get you the top price that the market will deliver.

**We have a FIDUCIARY DUTY TO YOU, to protect and promote your best interest.**


**No Gimmicks, just solid service and marketing.**

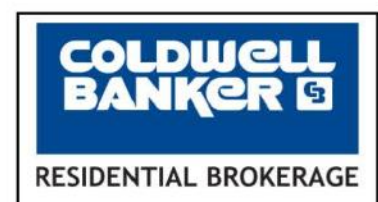
**List with us by June 30, 2019 and we'll pay for a Home Warranty Plan\* that covers you until the final sale and the buyer for one year. \*Maximum \$500 value.**



**Jim & Shannon Strong,**

Associate Broker, SFR, Luxury Property Specialist  
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## Agenda

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

Date: May 28, 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. April 30, 2019 meeting minutes (Pages 2-3)
- 5) **FINANCIAL REPORT**
  - A. Review April 2019 Financial Report (Pages 4-17)
- 6) **OLD BUSINESS**
  - A. Community Survey
  - B. Walking Path—Project Update
  - C. Tennis Courts—Project Update
  - D. Dwelling Live—Discussion
  - E. Playground—Update
  - F. Dwelling Live / Access System—Discussion (Pages 18-19 Info from Antech re: CAPXL)
- 7) **NEW BUSINESS**
  - A. Unauthorized Fishing
- 8) **COMMITTEE REPORTS**
  - A. DRC—Terry Kellman
  - B. Landscape—Doug Baker
  - C. Security/Gate/Roads/Facilities—Mel Silverman
  - D. Social Committee/Communications—Kathy Harris
- 9) **NEXT MEETING—June 25, 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: March 26, 2019**

**Time: 6:30 pm**

**Location: Recreation Center**

**1) Call to Order: President Mel Silverman called the meeting to order at 6:35 PM**

**2) QUORUM – quorum requirement is 5 directors**

Present: Mel Silverman, Shirley Henning, Chris Burt, Terry Kellman, Kathy Harris, Heidi Schewel, David Bernheim, Doug Baker

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

- Geoff Obral, Cadden Community Management, was introduced as the new Community Manager for the Lakes at Castle Rock.
- Owner reported five (5) chairs were cracked at the pool area, and that the recent repairs at the ramada turned out nice.
- Report of difficulty at guest entry gate as the directory resets while in-use when the gate is activated by a resident remote. This will be reviewed with the contractor for possible solutions.
- Request that the Board remain focused on roadway maintenance, as well as the walking path.
- Homeowners provided feedback regarding the Pima County rezoning meeting that will be held on March 28, 2019. Residents are welcome to attend the public meeting to voice their opinion.
- Thank you extended to the Board members for their time volunteering for the community.

**4) APPROVAL OF MINUTES**

- **MOTION:** Motion was made (Burt) to approve the February 26, 2019 meeting minutes, as presented. **Motion was seconded and approved unanimously.**

**5) FINANCIAL REPORT**

- Treasurer Chris Burt presented the February 2019 financials to those in attendance. With no objection, the financials were accepted.

**6) OLD BUSINESS**

- A. **Community Survey** – The Board reviewed a drafted community survey and will provide feedback via email by March 30, 2019 to be incorporated for distribution.
- B. **Flooding of Wash / Drainage way on East side of Lake #13** – This matter was discussed with the landscape contractor and bids are pending. Mr. Baker noted that this project will be tabled to pursue other projects at this time and to gather more information.
- C. **Lake #13 Lighting/Drainage** – Mr. Silverman reported that the lighting was reviewed and bulbs replaced as needed following the February Board Meeting. The drainage matters were also reviewed by the Landscape Committee with the contractor for resolution.
- D. **Steel Edging near Tennis Court** – It was reported that the Landscape Committee will obtain a bid to remove the edging for future consideration.

**7) NEW BUSINESS**

- A. **Walking Path Bid Review** – The Board reviewed and considered bids to remove the existing asphalt walking path along Castle Rock Drive, and replace it with a cement sidewalk. **MOTION:** Motion was made (Burt) to approve the bid from A&A Landscape Design for a total cost of \$53,000 to be paid from the Reserve Funds. **Motion was seconded. Discussion:** A&A Landscape Design is to provide necessary W-9 and proof of insurance prior to beginning work/receipt of down payment. Walking path maintenance and/or replacement will not impact timing of road maintenance. Board noted that these are two (2) separate reserve expense items and projects. **Motion passed by vote of 6 / 2.**
- B. **Tennis Court Bid Review** – The Board reviewed a bid from Southwest Sport Surfaces, Inc. to repair and resurface the tennis court(s). Mr. Silverman reported that multiple vendors were contacted in both Tucson and Phoenix for this project, and only one (1) bid was received for consideration. **MOTION:** Motion was made (Baker) to approve the bid from Southwest Sport Surfaces, Inc of \$11,000 to repair and resurface both tennis courts, and to be paid from the Reserve Funds. **Motion was seconded and passed unanimously.** It was noted that one court will be painted with both tennis and pickleball court lines.

8) COMMITTEE REPORTS

**A. DRC – Terry Kellman:** Mr. Kellman reported that most recent requests have been for painting. One remains pending and the Board was requested to review the sample color to provide feedback to the Committee prior to approval/denial of the request.

**B. Landscape/Lakes – Doug Baker:** Mr. Baker reported that the Committee is in receipt of roughly \$5,000 in estimates from Complete Landscape that are under review, and may be brought to the Board for consideration at a future meeting.

**C. Security/Gate/Roads/Facilities – Mel Silverman:** Mr. Silverman reported the following:

- Four (4) new chairs have been ordered to replace those noted as broken.
- Cement repairs at the ramada are complete and the wood beam repairs are in progress.
- Men’s restroom door has been reported as being left and/or propped open. Please close this door if observed open.
- Mr. Bernheim requested that the Facilities Committee meet on a more regular basis.

**D. Social Committee/Communications –Kathy Harris:** Ms. Harris reported that the Committee’s next events will be a gardening class at the Clubhouse that will be instructed by a resident Master Gardner on March 28, 2019, and that the Community Garage Sale is scheduled for April 6, 2019.

9) NEXT MEETING – March 26, 2019

10) ADJOURNMENT – 7:54 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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and much more  
can be found at  
***[www.lakesatcastlerock.com](http://www.lakesatcastlerock.com)***

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