



Castle Rock Times



Volume 11 Issue 3 **THE LAKES COMMUNITY NEWSLETTER** March 2019



President's Message

Hi Everyone,

It was great to see all those that attended at our annual HOA meeting. Many issues were covered and a report was made by all committee chairs of what was done last year and what is expected for this coming year.

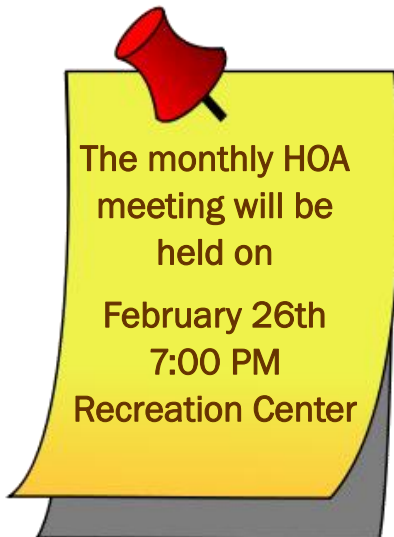
All of the facilities have now been revitalized, and the big projects that we are wanting to address will be changing the paved sidewalks along Castle Rock Drive, to cement sidewalks. Also, we want to address the poorer condition of the streets, mostly on the east side of the community.

I believe that we have a very good working board for this year with the addition of several new members.

See you at the next board meeting, February 26th,
at the Rec. Center...6:30 P.M.

The Lakes @ Castle Rock HOA

Mel Silverman, President



The monthly HOA meeting will be held on
February 26th
7:00 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
Director-at-Large:	Shirley Henning	kybarefoot@yahoo.com
Cadden Manager:	Daniel Castillo	dcastillo@cadden.com



Join our Facebook page!

www.facebook.com/lakesatcastlerock

Social Committee News:

There will be a meeting of the Social Committee on Friday, March 1st at 6:30 PM at the Recreation Center. If you'd like to help out by organizing some events, or, if you have ideas for some events we could do, please join us and offer some input.

My goal is to have **MORE** things to do, and **MORE** residents helping to **DO** them. We have a fabulous facility that isn't being utilized to it's fullest.

We've already gotten several people raising their hands to organize events, (but we need more) **THANK YOU!!**

See you Friday, March 1st!

Kathy Harris

Social Committee/Communications Director

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: Crtnnewsweb@cox.net

Payment is sent to Cadden Management

attn.: Daniel Castillo

Deadline is the 10th of each month

Things to Do!

Fabulous activities and information are supplied by The Tucson Convention and Visitors Website (www.visittucson.org/events/calendar):

A resident was fined \$375 for an off-leash dog in the neighborhood. She admitted she knew she was wrong, and is certain she won't let that happen again!

Be sure your dogs are on leash at all times within the property! (actually it IS a County law as well). This means no off leash dogs at the lakes, playing frisbee or freely swimming.

We've had several residents 'accosted' by off leash dogs, even to the point of being knocked down.

If you suspect a person with off leash dogs does NOT live in our community, a picture is worth a thousand words! Snap a photo and make sure you bring it to someone's attention.

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

dcastillo@cadden.com

Thank you

What articles would YOU like to see in the Newsletter?

Please email me at 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



LOST AND FOUND

Residents:

We often receive reports of Lost or Found items within our community. If you are still holding an item, or if you are looking for something you've lost, please come to the HOA meeting at 6:30. Items can be exchanged or turned over to the Board for safekeeping until someone claims it.

Thank you

Account Balances

Financials:

	December	January
Operating	\$68, 654	\$79, 840
Reserve	\$931,864.75	\$944,295
Delinquent	\$13,898	\$13,477



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.

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.

Homes For Sale In The Lakes



According to the listings on www.realtor.com, as of **February 19, 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
2417 N Lake Star Dr	4	3	2487	0.14	21825889	295,000
9489 E Star Water Dr	3	3	2570	0.12	21828186	358,000
9161 E Cottonwood Ct	5	4.5	4279	.49	21831613	620,000
9668 E Waters Edge Pl	4	3	2905	.25	21900677	447,000
2340 N Emerald Lake Ct	3	2	1255	.21	21901209	237,000
2390 N Creek Vista	3	2	1255	.12	21904840	242,000

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

Date: February 26, 2019

Time: 6:30 pm

Location: Recreation Center

1) Call to Order:

2) QUORUM – *quorum requirement is 5 directors*

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

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

4) APPROVAL OF MINUTES

A. October 30, 2018 meeting minutes

5) FINANCIAL REPORT

A. Review January 31, 2019 Financial Report

6) OLD BUSINESS

- A. Wash on Castle Rock Dr, Update
- B. Community Survey

7) NEW BUSINESS

- A. Playground Mulch Maintenance
- B. Flooding of wash /drainage-way on east side of Lake #13
- C. General Membership meeting election results
- D. Lake #13 - Lighting, Drainage
- E. Steel Edging Near Tennis Courts

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 – March 26, 2019

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 ap-

Date: October 30, 2018

Time: 6:30 pm

Location: Recreation Center

DRAFT

1) Call to Order: 6:32 PM

2) QUORUM – *quorum requirement is 5 directors*

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

3) Welcome and Introduction / Homeowner Input

- Resident complained about the Exit Gate spike noise
- Resident spoke of the Brake Max issue
- Resident thanked Kathy H for the notice about Brake Max, because of this she was able to attend the public hearing and read a letter
- Resident supports the Brake Max supporters, and also asked why there are no unapproved minutes
- Resident asked why we don't publish draft minutes and compared us to other HOAs.
- Resident asked why we don't have unapproved minutes and also asked about painting on the inside of his wall
- Resident asked about the survey and complained about the Exit Gate spike noise close to her master bedroom window. Also, her number in the directory that calls her cell doesn't work. (common denominator with other residents is T-Mobile)
- Resident warned others that Halloween is coming. Also, someone is throwing food on the ground, may be pranksters or someone trying to poison pets. Can the Spikes be lowered?
- Resident reminded Mel that November is 'fixing the tennis courts' month, loves the landscaping up front but compares that to 'slumsville' just east of the Rec Center. When will the east side roads be fixed? Sabino Vista Hills complex is nice. Can the common area wall be raised by the East gate? Can the grass there be replaced?
- Resident asked if a bike rack can be installed at the Fitness Center?
- Resident on Catalina Vista Loop has enjoyed the lake and his home until he saw the lake was a putrid green blue. Mel explained about the lake & how hard it is to keep it clear.
- Resident asked why all the residents didn't get the Brake Max zoning letter? She's against the building of Brake Max. Also, landscaping up front is beautiful
- Resident noted that the paved walkway along Castle Rock needs to be fixed
- Resident said the landscaping looks great, does anyone do compliance drive arounds?
- Resident noted that the mailbox light at the East Gate is working overtime, and asked when the Ramada at the Rec Center finally be fixed?
- Resident gave update on the LaRoca Vista zoning and the storm drainage. He also asked about when the lights at the mailboxes on Star Water Drive be fixed? He mentioned frustration over the 'stop sign' runners.
- Resident commented the neighborhood looks great! She asked if we'd consider hiring someone to do the minutes. She thinks the Social Committee needs more leeway to allow more groups to hold events at the Rec Center. She cited a party held in 2012 that charged for cookies, etc. Shirley did on the Halloween Party held at the center in 2012 whereby it was advertised in the newsletter and stated there were many items that would be sold to raise money for an organization.

Homeowner input ended at 7:40 PM.

4) APPROVAL OF MINUTES

- A. A motion was made and seconded to approve the September 25, 2018 meeting minutes. One resident had comments about not having access to the draft minutes.

5) FINANCIAL REPORT

- A. Chris Burt had submitted the September, 2018 Financial Report previous to the meeting, explanation of reclassifying some items. Motion made/seconded to accept. Some discussion followed
- B. Motion made and seconded to approve the 2019 Budget. A resident brought up that he didn't have a copy to review. Vote was 4-2, budget passed

6) OLD BUSINESS

- A. Wash on Castle Rock Dr. The work is to start on November 5th, should take 3-4 days to complete.
- B. Recreation Center Pool Area Repairs have started. The repairs consist of removing and replacing old concrete, wait a week then patch the cool deck, and pour the ramp. The cost was presented at \$4,485. A motion was made/seconded to accept the bid, motion passed.

7) NEW BUSINESS

- A. Board Member Resolution. The motion was made to limit the number of Board members to 7, due to difficulty in achieving a quorum. Vote was 1 for, 6 against. The motion did not pass.

8) COMMITTEE REPORTS

- A. DRC – Terry Kellman – Terry had several paint jobs approved, one person painted a darker brown than they first submitted
- B. Landscape/Lakes– Mel Silverman spoke previously of the repair work on Castle Rock Dr.
- C. Security/Gate/Roads/Facilities –Mel Silverman spoke previously of the repair work at the Ramada and Rec Center pool
- D. Social Committee/Communications -Shirley Henning -No Report

9) Next Meeting – November 27, 2018

10) ADJOURNMENT 8:48 PM

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.**

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

**The SPRING YARD SALE will be held
on Saturday, April 6.
Gates will be open from
7:00 AM to 1:00 PM**

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

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

2018 Accomplishments (projects within the community)

Cool Deck at Fitness and Rec Center re-applied
Tile repaired at Rec Center Pool
Installed ramp at Rec Center Pool
Replaced damaged cement below the ramada at the Rec Center
Revamped Plumbing at Rec Center Pool
Add Landscaping around the Fitness Center
Paved Castle Rock Drive from W. Gate to the Rec Center
Remolded the Fitness center Pergola
Repaired the culvert along Castle Rock Dr to carry Tanque Verde storm water
Installed new flow meters on all well outlets
Upgraded camera system at guard shacks and fitness center
Replaced lifted sidewalks within community (not all, but more are in progress)
Replaced light fixtures at front monument and around Rec Center
Welded security plates on Tennis court doors
Installed mesh around Fitness center gate
Purchased new tables for the Rec Center
Repaired water damage in the west guard shack
Repaired the fitness center roof-warranty repair
Installed mesh on fencing along Tanque Verde
Repaired and painted common walls
Ordered a new treadmill for the Fitness Center
Tree trimming throughout complex
Applied enzymes to culvert between Lakes 8 and 9
Restocked all the lakes with fish

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



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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