



Castle Rock Times



Volume 10 Issue 11 THE LAKES COMMUNITY NEWSLETTER November 2018



President's Message

First, I would like to "Welcome Back" all of our Snowbirds coming back to roost at the Lakes @ Castle Rock.

Thanks to everyone for putting up with the inconvenience of work that has been going on in our community. The seal coating along Castle Rock Drive has been completed and striping will be done by October 19th. Also, work has been completed at both the Rec. Center and Fitness Center pools, other than we are replacing the cement slab under the Ramada due to damage caused by the root of the Cottonwood tree. And.....Thanks for keeping off the newly seeded rye grass, which has come in beautifully.

Enjoy the cooler weather and hope to see you at the next board meeting, October 30th 6:30 at the Recreation Center.

The Lakes @ Castle Rock HOA
Mel Silverman, President

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

The next HOA meeting will be held on

October 30th
6:30 PM
Recreation Center



Happy Thanksgiving!

Things to Do!

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



Do you look at some of your treasures being a lot of clutter?

Turn your old clutter into someone else's treasures or needs by participating in our ANNUAL FALL COMMUNITY YARD SALE SATURDAY, NOVEMBER 3RD

Our gates will be opened from 7:00 A.M. to 1:00 P.M. for the bargain seekers coming into our community. Be sure to get your old treasures or clutter out in time to welcome them.

If you post direction signs to your home anywhere throughout the community, please be responsible in removing them. Thank You.

.....And Remember..."THE EARLY BIRDS"...

Wishing you an Enjoyable and Successful Yard Sale Day!

Shirley

I'm so sorry to say I did not receive any name from our residents for their favorite charity to pick up our left over items from our yard sale to be held on November 3.

St Vincent de Paul was unable to offer their service this year but, I am told, they have a truck in our area, 85749 on Wednesday of each week. You may call them for your personal items to be picked up at 520-622-2821

Thanks for participating in our Annual Fall Yard Sale.

Thought for the Month

Try going the extra Mile...
It's never Crowded.

Social/Welcome Committee

Account Balances

Financials:

	August	September
Operating	\$41,188	\$70,72
Reserve	\$1,017,187	\$987,780
Delinquent	\$18,744	\$10,816

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.

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

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 **October 22, 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
2117 N Water View Ct	4	3	2905	0.28	21878236	449,000
2350 N Lake Star Dr	3	2.5	2065	0.13	21823503	359,900
9558 N Creek Vista	3	2	1460	0.14	21825017	259,900
2181 N Deer Creek Pl	4	3	2022	0.22	21825051	335,000
2417 N Lake Star Dr	4	3	2487	0.14	21825889	321,500
9489 E Star Water Dr	3	3	2570	0.12	21828186	360,000
2437 N Creek Vista	4	2	1815	0.14	21825936	294,900
2370 N Emerald Lake Ct	3	2	1460	0.13	21828126	249,900

Upcoming Events:

Neighborhood Yard Sale: Saturday, November 3rd. 7 AM to 1 PM.

Brush and Bulky Pick Up: Tuesday, Dec. 4th. Not sure what they take?

Visit: <https://www.tucsonaz.gov/es/brush-and-bulky>

Mia Silverman

520.906.3952
mia@lvtucson.com
5635 E.River Rd Suite 111, Tucson, AZ 85750

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

Date: October 30, 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. September 25, 2018 meeting minutes

5) FINANCIAL REPORT

- A. Review September 2018 Financial Report
- B. Approval of the 2019 Budget

6) OLD BUSINESS

- A. Wash on Castle Rock Drive
- B. Recreational Center Pool Area Repairs

7) NEW BUSINESS

- A. Board Member Resolution

8) COMMITTEE REPORTS

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

Next Meeting – November 27, 2018

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.**

**Open Forum Notes
August 2018**

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

Date: August 28, 2018

Time: 6:30 pm

Location: Recreation Center

1. Call to Order: 6:31 PM

2. QUORUM – quorum requirement is 5 directors

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

***QUORUM REQUIREMENTS NOT MET (The Following Are Open Forum Notes)**

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

- Tennis Courts need better tie downs
- Pool gate left open by the Landscape Committee and Landscapers
- Dead fish found near Lake 13 along with Fishing line and other debris
- Landscape Company not performing as expected, would like the Board to bid on other providers
- Thanked Mel for the new Clubhouse Clock
- Homeowner would like draft minutes provided in a timely manner. Doesn't feel homeowners should wait until minutes are approved to get them.
- Would like the Board to better communicate. Feels the minutes need more discussion and information included.
- Homeowner thanked the Board for allowing Guests to fish
- Homeowner wants the Board to concrete the drainage wash near their home. Claims the wash is not draining properly and is an eyesore. The Board President inspected the area after the last rain storm and did not notice any issues. Has a contractor looking into the issue and will present the Contractors recommendations to the Board.
- Homeowner not happy with Complete Landscaping. Feels they are not providing enough attention to the community. Peter discussed the 8 week schedule the landscapers follow. Mel and Management will setup a meeting between the Owner of Complete and the Landscape Chair.
- Homeowners are concerned with the project in the wash along Castle rock Dr. The area is an eyesore and does not drain properly. Concerned with mosquitos.
- Homeowner would like a copy of the street maintenance plan
- Homeowner would like the pedestrian path removed and replaced with concrete instead of asphalt.
- Tennis courts need seating. Homeowner does not want a bench, would like chairs.
- Tennis courts need to have the locks changed to allow people to exit without the use of a key
- Lights out a the mailbox on Lake Star and Lake vista Dr.
- Exit gate spikes are too loud. Residents that live near would like the Board to remove. The Board members presented said they'd consider permanently closing the exit only gate to prevent trespassing. Without the spikes the Board dealt with vehicles entering illegally.

4. Next Meeting – September 25, 2018

5. ADJOURNMENT: The open session ended at 8:47 PM



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
Castle Rock Times
and much more
can be found at
www.lakesatcastlerock.com

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