



Castle Rock Times



Volume 11 Issue 10 **THE LAKES COMMUNITY NEWSLETTER** October 2019



President's Message

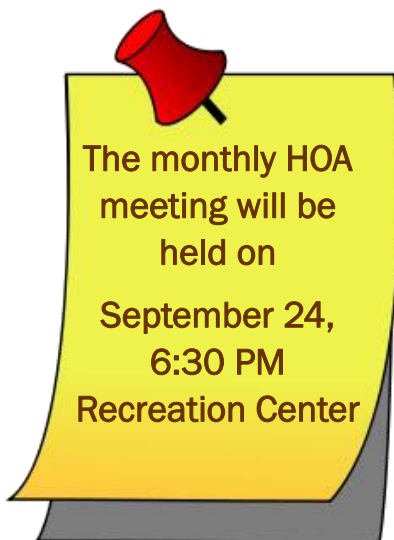
Hi Neighbors,

• Our board has been busy addressing suggested improvements to our community. We are trying to reach out, when possible, to address issues that some residents are encountering. One main issue is the gates and codes allowing residents and guests into our community. One thing that we have changed is that the codes now work from 6:00 A.M. to 7:00 P.M., thus giving residents another hour to use their codes.

- Not pointing any fingers, but the community would appreciate residents complying with keeping their yards in order and removing weeds from their yards.
- We are still in the midst of hiring a paving company to address all of the streets on the East side of our community. This should be occurring within the next several weeks.
- Hope you have had an easy summer and are ready to welcome the upcoming cooler weather approaching sometime soon??????? Maybe not too soon.

Hoping to see you at the next board meeting on September 24th, @ The Rec. Center at 6:30 P.M.

The Lakes @ Castle Rock HOA
Mel Silverman, President



The monthly HOA meeting will be held on
September 24,
6:30 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:	Mark Stregre	mustlurv Macy@outlook.com
Cadden Manager:	Geoff Obral	gobral@cadden.com

Reserving the Recreation Center:

Please email Castle Rock Social Director Kathy Harris—crtnewsweb@outlook.com 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.

To rent the Rec, you MUST be an owner/resident in 'good standing'. (no outstanding fines or assessments.)

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.

The Social Committee members met recently and made a list of some activities that the residents of the neighborhood might enjoy. If you are willing to take on an event, please let Kathy Harris know.

crtnewsweb@outlook.com

- ◇ Game Day/Night (maybe schedule for once or twice a month?) Majong, Poker, Bridge, Bingo, board games?
- ◇ Shredding Event
- ◇ Decorate the Gate houses for holidays
- ◇ Dog fashion show
- ◇ Coffee with a Cop – how to keep your home safe
- ◇ Holiday Cookie Exchange
- ◇ Fall festival with car show and chili cookoff

We will be doing a demographic survey in October to help us choose what types of events our residents might be interested in.

And as always, be on a committee or head an event, you MUST be an owner/resident in 'good standing'. (no outstanding fines or assessments.)

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:

Parcel D (lots 35-50 and 127-154), and Parcel F (lots 309-364). You must be a resident in 'good standing' to be on the Board or a Committee.

Not sure your lot #? Just email crtnewsweb@cox.net and I can find that for you.

We welcome new Board Members!

The following 2 pages of instruction for the Gates are from Cadden Management.

DOOR KING COMMERCIAL GATED ENTRY INSTRUCTIONS

- 1. Phone System:** Pull up to the Phone Entry box and push the A-Z button until you find the last name of the person you want to visit, after you find the name push the call button OR you can push the 3 digit number next to the name (either way will call the homeowner) it will ring their house. When the homeowner answers the phone they will push 9 on their phone and it will open the gate & disconnect the call. If you have call waiting you will be able to click over to let someone in otherwise they will get a busy signal. IF you don't want that person in, then DON'T push 9 just hang up or push the * to disconnect the call.

NOTE: If you are pushing 9 but the gate won't open when the caller calls back ask them if they are calling you from the Phone Entry System OR from their cell phone. It will not open with their cell phone; they must call from the Phone System.

- 2. Transmitters:** When you come up to the gate push the button on your transmitter to open the gate. If it should stop working check the battery which you can get to by unscrewing the back of the transmitter. Take that battery to any store & replace it. If it still doesn't work & its under warranty we will issue you a new one, if not than you will have to pay for another one. If you have dip switch codes, be sure they are all correct.
- 3. Keypad Code:** If you don't choose to buy a transmitter your only way of getting in is with your 4 digit keypad code. You **MUST** push the # sign before your 4 digit code or it will not work. So be sure to tell the people that you give this code to that they must push the # first. EXAMPLE: #1234.
NOTE: If the gate doesn't open its possible that your finger accidentally hit the wrong number so you **MUST** let the system re-set about 15-20 seconds between each try. (If you keep pushing numbers it will never open)
- 4. Service:** If you see any damage, breakage or the gate just not working correctly or if you hear noises coming from the gate **PLEASE call your Management Company** right away because depending on the damage, it could cost you more to fix it if it is left alone for days or weeks. (We don't know that there is a problem unless someone calls us).



Residents: These are some pictures of the constant littering and vandalism that goes on after hours at our Rec Center and Fitness Center pools, mostly by unattended teenagers. Pizza trash, liquor bottles, broken bottles IN the pools, cigarette trash, glasses, underwear, sunglasses and much more. We've also had teens (or young adults) skinny dipping! We aren't sure if the vandals live here, are guests of someone who does live here, or just outsiders sneaking on to the property. Help us by being aware of where YOUR kids are, what they are doing, and who they are hanging around with.

Setting your cell phone for the Gates

Yes, it is possible to have a cell phone added

If it is an iPhone though I would tell this resident to go into their phone settings and look for keypad/number volume and raise it up so that the 9 is recognized when pushed to open the gate.

Touch the "Settings" icon from the home screen.

Touch the "Sounds" icon from the settings screen.

Scroll down to "Keyboard Clicks" from the Sounds menu.

Slide the cursor to the "On" position next to "Keyboard Clicks" to turn off the keypad click sound.

Press the up and down volume controls on the upper-left side of the [phone](#) to adjust the keypad volume up and down.

Slide the cursor to the "Off" position next to "Keyboard Clicks" to turn off the keypad click sounds entirely.

Step 1

Press the "Home" button and then tap "Settings."

Step 2

Tap "Sounds" to access the sound preferences.

Slide the "[Keyboard](#) Clicks" slider to "Off" to disable the keypad clicking sound.

Volume Buttons

Step 1

Press the "Home" button. Tap "Settings" and "Sounds."

Step 2

Slide the "Change with Buttons" option to "On."

Adjust the slider in the Ringers and Alerts button to change the overall volume of the ringer, alerts and keypad. Slide to the right to increase volume and slide to the left to decrease the volume.

Tip

In the Sounds section of the iPhone, you can also adjust several other sound settings, such as vibration options, type of ringtone, text tone, voicemail alerts, mail alerts and specific application sounds.

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

gobral@cadden.com

Thank you

The Lakes at Castle Rock
C/O Cadden Community Management
1870 W. Prince Rd. #47 * Tucson, AZ 85705
Office (520) 297-0797 / Fax (520) 742-2618

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



Mia Silverman

520.906.3952

mia@lvtucson.com

5635 E.River Rd Suite 111, Tucson, AZ 85750

Homes For Sale In The Lakes



According to the listings on www.realtor.com, as of **September 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
2401 N Lake Star	2	2.5	2065	0.14	21924066	275,000
2149 N Creek Vista	3	2	1460	0.22	21922121	289,900
9675 E Coolwater Ct	4	2.5	2165	.17	21921719	350,000
9784 E Rock Ridge Ct	3	2	2298	0.18	21923060	365,000

The Annual Fall Yard Sale is scheduled for November 2, 2019 7 AM to 1 PM

A Friendly reminder to all residents that your dog must be on leash at ALL times...and, please be sure to pick up after your dog!



Date: September 24, 2019
Time: 6:30 pm
Location: Recreation Center

- 1) **CALL TO ORDER**
- 2) **QUORUM** - *quorum requirement is 5 directors*
Mel Silverman, Chris Burt, Heidi Schewel, Terry Kellman, Kathy Harris, David Bernheim, Doug Baker, and Mark Strege
- 3) **Welcome and Introduction / Homeowner Input (3 Minutes per owner)**
- 4) **APPROVAL OF MINUTES**
 - A. August 27, 2019 meeting minutes
- 5) **FINANCIAL REPORT**
 - A. Review August 2019 Financial Report
- 6) **OLD BUSINESS**
 - A. Playground Maintenance – Follow-up
 - B. Roadway Maintenance / Bid Review
 - C. Noise Complaint – Tire Spikes at Exit Gate – Feedback Results
- 7) **NEW BUSINESS**
 - A. Tree Removal Requests / Bid Review
 - B. Draft Budget – Initial Review / Assessment Schedule
- 8) **COMMITTEE REPORTS**
 - A. DRC – Terry Kellman
 - B. Landscape/Lakes– Mel Silverman
 - C. Security/Gate/Roads/Facilities –Mel Silverman
 - D. Social Committee/Communications –Kathy Harris
- 9) **NEXT MEETING –October 29, 2019**
- 10) **ADJOURNMENT**

The Board of Directors will meet in Executive Session beginning at 6:00 PM as 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), (c), and (e) above.**

Board of Directors Meeting

Date: July 30, 2019
Time: 6:30 pm
Location: Recreation Center

- 1) **Call to Order** – President Mel Silverman called the meeting to order at 6:33 PM
- 2) **QUORUM** – *quorum requirement is 4 directors*
Present: Mel Silverman, Terry Kellman, Kathy Harris, Heidi Schewel, and David Bernheim
- 3) **Welcome and Introduction / Homeowner Input**
 - Comment for the Board to consider an amendment vote to restrict short-term rentals
 - Suggested horseshoe pit location provided to the Board
 - Comments regarding the access code change, and how that may impact homeowner vendors
 - Request for landscape contractor to focus on the common area trees along the roadways
 - Comments regarding possible trespassing and illegal fishing
 - Concern with tennis courts being monopolized
 - Comment regarding grass/lawn condition and potential overwatering
 - Questions regarding outcome of latest community survey
 - Request to Landscape Committee to review a tree in common area for potential removal
 - Comment that Newsletter had not been received
 - Concern reported that the rec center pool gate can be opened by reaching over the fence
- 4) **APPROVAL OF MINUTES**
 - **MOTION:** Motion made (Harris) to approve the June 25, 2019 meeting minutes, as amended.
Motion was seconded and approved unanimously.
- 5) **FINANCIAL REPORT**
 - Mr. Obral presented the June 2019 financials to those in attendance, on behalf of Treasurer Burt. With no objection, the financials were accepted.
- 6) **OLD BUSINESS**
 - A. **Community Survey** – Mr. Bernheim provided a summary of the responses received for each question issued. The Board will take this information under advisement for potential future action.
 - B. **Gate Entry Modification** – The Board reviewed a potential upgrade to the entry system for residents to allow RFID tag entry for additional convenience. President Silverman will ask the vendor if the access card reader at each gate may remain in place if the RFID system were to be installed.
- 7) **NEW BUSINESS**
 - A. **Security Patrol Bid** – The Board reviewed a proposal received from Superior Protection Services for a courtesy patrol service to help with the reported trespassing and illegal fishing concerns. Following review, the Board requested additional bids for this service, including cost information for off-duty officers from the Tucson Police Department.
 - B. **Pool/Spa Chlorinator Estimate** – The Board reviewed a bid from the current pool service vendor to install a liquid chlorine feeder system at both pool and spa locations. The Board requested that additional bids be gathered for consideration due to the total cost proposed.
 - C. **Tennis Court Rule Discussion / Development** – The Board reported that the Association's Attorney stated that there is no current restriction for lessons to be provided on the Community courts by a resident. It was suggested to develop a use restriction with time limits and court sharing language to help prevent any one Owner or Resident to monopolize the facility.
 - D. **New AZ State Statute – Homeowner Statements** – Mr. Obral provided the Board with information regarding a new state statute becoming effective on January 1, 2020 that requires the Association to send a statement to every Owner of their account at the same frequency that the assessments are collected regardless of account status. This will affect the Association's operating budget for the new year due to the additional expense to issue these statements. The Board has the authority to set the frequency of assessment collection, and could shift to quarterly payments to help reduce the cost.

8) COMMITTEE REPORTS

- A. DRC – Terry Kellman:** Mr. Kellman reported the recent activity of the Committee to the Board.
- B. Landscape/Lakes –** No report presented. Follow-up will be conducted with the contractor based on comments received at the meeting during the homeowner input portion of the meeting.
- C. Security/Gate/Roads/Facilities – Mel Silverman:** Mr. Silverman reported the following:
- Recently reported trip hazard that the bridge and sidewalk are in progress and pending the contractor's schedule.
 - Requested bicycle racks are being installed at both the rec center and fitness center soon to be prepared for the start of the school year.
 - Additional fans have been installed in the fitness center in response to recent request.
 - Sunland Asphalt has provided a bid for areas of the community streets to be removed and replaced based on condition, as well as a bid to complete crack-fill throughout the east side of the Community. Additional bids will be solicited for comparison and consideration.
 - Discussion was held regarding the current fee for damaging the entry gate arms that is set at \$100 and whether that was enough of a deterrent and recovered the appropriate amount to cover repairs.
MOTION: Motion made (Bernheim) to increase the fine for damaging the entry gate are to \$150.
Motion was seconded and approved unanimously.
- D. Social Committee/Communications –Kathy Harris:** Ms. Harris reminded those in attendance of the upcoming New Residents gathering on August 14th at 8:00 PM in the rec center.

9) NEXT MEETING – August 27, 2019**10) ADJOURNMENT –** President Silverman adjourned the meeting at 8:07 PM.

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:

Geoff Obral

Cadden Community Management
1870 West Prince Road, Suite 47
Tucson, Arizona 85705
Phone: 520 297-0797
gobral@cadden.com
www.Cadden.com



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The Castle Rock Times is produced by:

Kathy Harris
crtnewsweb@outlook.com



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