



Castle Rock Times



Volume 10 Issue 9 **THE LAKES COMMUNITY NEWSLETTER** September 2018



Hi Neighbors,

Hope you are enjoying the cooler weather,,, for a while,,, 'til it gets hot again.. soon. Just an update on projects that will be going on into September: We will be redoing the Kool Decking at the Fitness Center Pool, as we have now completed doing the same at the Rec. Center Pool. Also, in the works, is the remodeling of the overhang behind the Fitness Center.

You will be seeing the Paving company seal coating Castle Rock Drive, so be careful as you drive by the workers doing that work. Street repairs will also be done in other areas of our community.

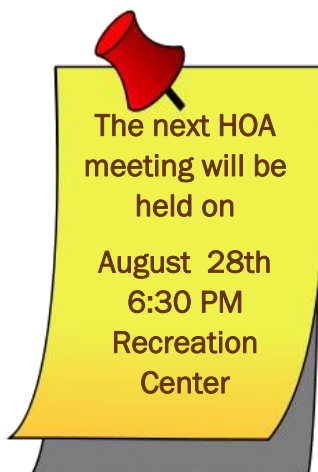
I am sure that you have noticed the work going on at

the bend on Castle Rock Drive, in that we have cleared the culvert pipes of sand to allow rain water, coming from the Tanque Verde Wash and crossing Castle Rock Drive onto the desert area. Because of the Monsoons, it has slowed down the completion of that project, but should be done soon. I have had a few potholes filled that the Monsoons have created, but if you see something that needs attention,, please contact me.

Thanks!

The Lakes @ Castle Rock HOA

Mel Silverman, President





Another Gentle



When wanting to rent the Rec. Center:

On our web site, you will see there are two different areas mentioning that you must make your reservation no less than 2 weeks prior to the date of your event.

Declining a request to rent the center is very disturbing to me, especially when talking with a resident, who has no knowledge of the rules and regulations and displays to me, what I consider unreasonable and undesirable conduct.

I continue to make two exceptions for not declining a late request and they are as following:

With respect to our residents, a Memorial Service (out of town family and friends flying into Tucson) or a death in a resident family requesting to have a gathering.

If you plan to rent the Recreation Center now or in the future, I sincerely encourage you to visit our web site at www.lakesatcastelrocknewsletter.com

By understanding and abiding by the procedures outlined, you will have the pleasure of renting your Recreation Center and also, help to make my volunteering hours more enjoyable.

Warm regards,
Shirley



PLEASE!

Thought for the Month

“Give a lasting Gift to one another...
Of Kindness and Understanding.”

Social/Welcome Committee



Account Balances

Financials:

	June	July
Operating	\$69,014	\$58,696
Reserve	\$1,007,345	\$1,016,656
Delinquent	\$10,344	\$17,157

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/archi ve/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 **August 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
2136 N Water View Ct	5	4	4413	0.25	21612246	549,900
2117 N Water View Ct	4	3	2905	0.28	21878236	459,000
2437 N Creek Vista Dr	4	2	1815	0.14	21814836	299,000
9433 E Star Water Ct	4	3	2430	0.16	21818535	299,000
2330 N Creek Vista Dr	3	2	1460	0.12	21819748	254,900
9304 E Star Water Dr	3	2.5	2456	0.12	21821108	299,900

It's A Seller's Market!

The best time to sell is NOW! Low inventory, high demand, and low interest rates mean more money for you. But, interest rates are going up and may affect your homes sales price in the future. Act now!

Contact us now for a free, no obligation market analysis. 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.

List with us by September 30, 2018 and we'll pay for a Home Warranty Plan* that covers you until the final sale and the buyer for one year.

Our listings get more exposure, more often, in more mediums and at higher quality than any other company!

*Maximum \$500 value.



Jim & Shannon Strong,

Associate Broker, SFR, Luxury Property Specialist
 Retired Real Estate Appraiser, Tucson Native,
 U of A graduate
 (520)271-1035, jim.strong@azmoves.com



RESIDENTIAL BROKERAGE

Agenda**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:**

- 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) July 31, 2018 meeting minutes

- 5) **FINANCIAL REPORT**
 - B) July 2018

- 6) **OLD BUSINESS**
 - A) Survey
 - B) Fitness Center Pergola
 - C) Country Court Drainage Culvert
 - D) Rezoning of 9500 E. Tanque Verde Rd.

- 7) **COMMITTEE REPORTS**
 - A) DRC – Terry Kellman –
 - B) Landscape/Lakes– Peter Packard-
 - C) Security/Gate/Roads/Facilities –Mel Silverman –
 - D) Social Committee/Communications -Shirley Henning –

Next Meeting – September 25, 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.**

**MINUTES
June 2018**

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

Date: June 26, 2018
Time: 6:30 pm
Location: Recreation Center

1) Call to Order: 6:35 PM

2) QUORUM – quorum requirement is 5 directors

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

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

- ◆ **Resident:** Commended Shirley for the fine leadership of the May HOA meeting and for hosting the informative event on Venomous Reptiles.
- ◆ **Resident:** Cool decking at Rec Center pool looks great! Loves the fountain effects at the Lightning A Lake, could we put same in the other lakes?
- ◆ **Resident:** Observed a coyote hanging out under the culvert bridge at the 3-way stop. She also believes a homeless person is taking up residence at same area. Please remove the fountain grass in the common area near Castle Rock drive and N Creek Vista as she believes critters are bedding down there.
- ◆ **Resident:** Exit only gate spikes seem to be grabbing, please check. 3 Texas Rangers are dying where new irrigation was installed near E Castle Rock and Emerald Lake. Had concerns about the flyer put on vehicle, wants to know who did it?
- ◆ **Resident:** Has concerns about our communications. Wants access to the draft minutes. Had issues about having his letter to the Board about the Master Plan 'reduced' in size.
- ◆ **Resident:** The cul-de-sac at Country Court is flooding at the drainage ditch. Wants it fixed.
- ◆ **Resident:** Neighbor on Country Court wants a concrete drainage installed to avoid the flooding.
- ◆ **Resident:** Was upset that TPD was called to his residence over his Recreational Vehicle being parked longer than allowed (he already had permission from Management) He wants neighbors to speak to each other instead of calling police.

4) APPROVAL OF MINUTES

Motion was made, seconded to approve the May 29, 2018 meeting minutes

5) FINANCIAL REPORT

Chris presented the May 2018 financial report

6) OLD BUSINESS

- A. Security Patrol Budget.** Jeff reported on Old Business A and New Business A together. He gave an update that the contract is set to expire on July 1, that it was moved up a month. Unfortunately, the TPD Off Duty Sargent just approved the release of the Activity Logs, so we were unable to come to a consensus over justifying the cost. A motion was made, seconded, to continue TPD coverage for 2 more months. While the motion was on the table, resident input was heard: Several wanted more 'transparency' which the activity logs would have helped inform us. One resident asked if the police would show up more quickly if an alarm goes off? What do we do? A resident asked to have it extended 2 more months. Resident doesn't think we are getting a bang for our buck. Will we have to pick up any liability for court costs? He also thought the 'undirected patrol' won't work. Resident asked we have more information before we come to a final decision. Resident asked where will we get the extra money to fund this? The Treasurer reminded everyone that the budget is the budget and there is no taking money from other areas. The vote was taken and resulted in a tie. A phone call to Richard Broeder to clarify new info and verify his vote he sent to Mel.

Vote was 4 in favor, 5 opposed. Motion failed.

- B. Fishing license: It was decided to mail one license per household with a letter explaining the rules.
- C. Survey : Kathy sent out a 'test' survey to the Board and some clarification questions were asked. The Board will email corrections before the survey will go live.
- D. Street Maintenance: Mel presented that new pavement will crack after 3-4 years and he will merge all the ideas to see which area is more important to pursue.
- E. Fitness Center Pergola: tabled until next meeting for more information

7) NEW BUSINESS

- A. **TPD Contract Renewal:** (see above)
- B. **Parking Policy:** Jeff presented the revised parking policy, discussion as to how many hours to allow RV parking. Jeff is meeting with the Parking Committee to polish it.
- C. **Trespass Notice:** The flyer 'authorized' by the Board was discussed, warrants further investigation
- D. **Country Court Drainage Culvert:** Mel will get bids and re-evaluate previous repairs
- E. **Rezoning of 9500 E. Tanque Verde Rd.-** City meeting was tabled until mid-July. Discussion as to whether LACR own's common area property adjacent to the proposed re-zoning, and resident wanted to clarify LACRs position on the re-zoning.

8) COMMITTEE REPORTS

- A. **DRC** – Terry Kellman – has approved many new paint jobs, and other improvements. Has approved extension of rear wall for two neighbors that adjoin the re-zoning area. He asks that people remember to submit requests with enough time for the committee to approve.
- B. **Landscape/Lakes**– Peter Packard- not present
- C. **Security/Gate/Roads/Facilities** –Mel Silverman – Mel gave his
- D. **Social Committee/Communications** -Shirley commented about the success of the educational seminar on Venomous Creatures and thanked all her helpers. Terry suggested we donate to Poison Control as a thank you.

Next Meeting – July 31, 2018

ADJOURNMENT at 8:45 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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The Castle Rock Times is produced by:

Kathy Harris
Email: crtnewsweb@cox.net



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C/O: Cadden Community Management
1870 West Prince Road, Suite 47
Tucson, Arizona 85705