



Castle Rock Times



Volume 11 Issue 9 **THE LAKES COMMUNITY NEWSLETTER** September 2019

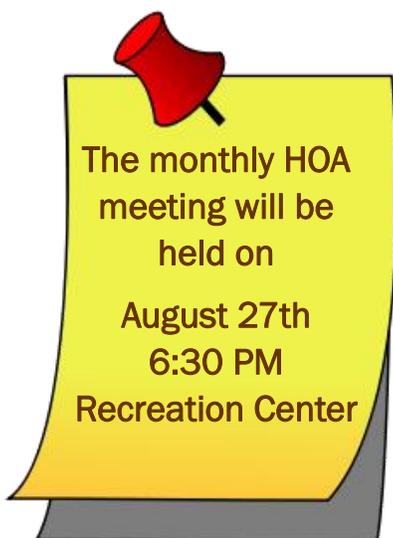
Residents:

As you all know by now, the gate codes all were changed effective the 12th of August, and new 4 digit numbers that were assigned to each property were activated.

The letters were mailed out (USPS mail) by Cadden Management mid July to each property owner. It was the responsibility of said owners to insure that their tenants (if they are landlords) received their codes. We realize that some did not, so if you still don't have a current code, please call Cadden.

- The members of the HOA Board do not have YOUR code. Cadden has all the codes.
- There are NO 'night time' codes for ANY resident. The codes work 6 AM to 6 PM for all 431 homes in this complex, no exception.
- The main reason to change the codes is to curb the excess 'unauthorized' use by outsiders. The rolling code change has not happened for several years. It was time. We do strive to have a safe community and appreciate when the residents help us to keep it that way.

Notice: Anyone that attends the HOA meetings and is disruptive will be asked to leave.



The monthly HOA meeting will be held on
August 27th
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
Cadden Manager:	Geoff Obral	gobral@cadden.com



President's Message

Hi Neighbors,

I want to apologize on behalf of our gate company, that created a few problems with residents getting into our community. Codes were changed in order that we might cut down on the number of outsiders coming into our community, especially; at night. If you are still having trouble getting in, whether through codes or people calling you at your home to allow them in, please call Cadden Management.

Soon, we will be repairing all the streets on the East side of our community. This will be from the Rec. Center going East to the East Gate. You will be notified with instructions on where and when to park vehicles away from the ongoing work.

Hoping to see you at our next board meeting on Aug. 27th at 6:30 P.M. at the Rec. Center.

The Lakes @ Castle Rock HOA

Mel Silverman, President

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.

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

gobral@cadden.com

Thank you

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), Parcel E (lots 001-034 and 155-242), 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!

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 **August 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
2322 N Catalina Vista Loop	5	4.5	3386	.23	21911800	449,500
9434 E Star Water Dr	4	3	2335	.13	21910184	335,000
2390 N Creek Vista	3	2	1255	.12	21904840	242,000
2350 N Creek Vista	4	2.5	2165	.13	21910308	299,900
2418 N Lake Star Dr	4	3	2335	.11	21919398	310,000
9675 E Coolwater Ct	4	2.5	2165	.17	21921719	350,000

Photos by Heidi Schewel



Surviving Summer Heat in the Desert

Heidi Schewel

This summer we have experienced a number of days receiving Excessive Heat Warnings from the National Weather Service with temperatures forecast near or in excess of 110 degrees. An Excessive Heat Warning means a prolonged period of extremely hot temperatures will occur. Impacts associated with the warnings can include an increase in heat-related illnesses including heat cramps, heat exhaustion and heat stroke, the latter of which can lead to death.

Excessive heat can push the human body beyond its limits. In hot weather, the body cools itself mainly by sweating. The evaporation of sweat regulates body temperature. However, with strenuous exercise or overexertion in hot weather, the body is less able to cool itself efficiently.

Heat-related illness or death from heat exposure typically is most prevalent from the months of May to October. Those most susceptible include elderly adults, those working outdoors, young children and those who are sick, although anyone is at risk without taking the proper precautions.

Several years ago a number of agencies collaborated to produce a Heat Safety Summer Activity Guide in response to several heat-related deaths. For the forecast high temperature on a given day, outdoor activity risk is categorized as follows: below 80 degrees Fahrenheit, heat risk is low; from 80 to 95 degrees heat risk is moderate; from 95 to 110 degrees heat risk is high; above 110 degrees heat risk is very high.

During the hot days of summer, it is recommended that people engage in most physical activity early in the morning or late in the afternoon, avoiding strenuous physical exertion during the heat of the day. Know forecasts and dress for expected conditions when planning on going outdoors, including wearing light weight and loose-fitting clothing and sun protection such as a hat, sunglasses and sunscreen. Drink plenty of water, whether or not you are thirsty. If working outdoors, take extra precautions such as scheduling frequent rest breaks in shaded or air- conditioned environments. Anyone overcome by heat should be moved to a cool and shaded location.

Those venturing outdoors during hot summer days should know the signs and symptoms of heat-related illness, and take appropriate action should they occur.

Heat cramps are painful muscle cramps and spasms, usually in muscles of the legs and abdomen. Signs and symptoms usually include heavy sweating, fatigue, thirst and muscle cramps. Although heat cramps are the least severe, they are often the first signal that the body is having trouble with the heat. Prompt treatment usually prevents heat cramps from progressing to **heat exhaustion**.

Heat cramps may be treated by drinking fluids or sports drinks containing electrolytes (Gatorade, Powerade, etc.), moving into cooler temperatures, such as an air-conditioned or shaded place, and resting.

Heat Exhaustion typically occurs when people exercise heavily or work in a hot, humid place where body fluids are lost through heavy sweating. Blood flow to the skin increases, causing blood flow to decrease to the vital organs. This results in a mild form of shock. If not treated, the victim's condition will worsen. Body temperatures will continue to rise and the victim may suffer heat stroke. Signs and symptoms include heavy sweating; cold, pale and clammy skin; fast weak pulse; nausea or vomiting; muscle cramps; tiredness or weakness; headaches; dizziness; and fainting. Treatment includes moving to a cool place, loosening clothes, sipping water and placing cool cloths on the body or taking a cool bath.

Heat Stroke is a life-threatening condition which can occur without any previous heat-related condition. Body temperature rises rapidly and can't cool down. The victim's temperature control system, which produces sweating to cool the body, stops working. Body temperature can rise so high that brain damage and death may result. Signs and symptoms include a high body temperature (103 degrees Fahrenheit or higher); hot, red, dry or damp skin; rapid strong pulse; headache; dizziness; nausea; confusion and losing consciousness.

Since heat stroke is a life-threatening condition, emergency medical assistance should be requested immediately. The victim should be moved to a cool location, with attempts to lower body temperature with cool cloths or a cool bath. The victim should not be given anything to drink.

Heat-related illness is preventable. By taking precautions during the summer heat we can plan our activities to avoid hottest times of the day, prepare with appropriate clothing and fluids, know our limitations and not exceed them, and monitor the way we feel in order to change course if our body tells us we're getting too hot.

The same advice applies to our pets. Our companion should have adequate, comfortable shelter and water at all times, and should not be left outdoors during periods of excessive heat

The responses to the questionnaire that was sent out with the newsletters on June 24, 2019

Private Security Co.

72 Responding

Hire a private company	15	20%
Spending range with 10 people responding with amounts range from 2,500 to 60,000		
Do not hire Private company	35	49%

Tucson P.D.

Hire Tucson Police	10	14%
Spending Range with 8 people responding amount from 5,000 to 80,000		
<u>Do not spend any funds</u>	46	64%

Gate Time of Operation

46 Responding

Remain the same	19	30%
Unlimited entry	27	43%

(one reported would be OK with 9:00)

If modify time -what?

7:00	3	
8:00	12	
9:00	6	(one said 9:00 or 9:30) (plus the one above)
10:00	6	

Disable Exit Only Gate

62 Responding

Yes	19	31%
No	43	69%

Close Exit Only Gate

67 Responding

Yes	7	10%
No	60	90%



Jillian Moore-Hasenheyer

FULL TIME- Real Estate Consultant

RealtorJillianMH@gmail.com

520-343-9744



Learn how this sales price changes your home value! Contact me today for a free, no pressure, market analysis. Listing, buying or investments, each client is treated like family.

Agenda

Lakes at Castle Rock Homeowners Association Board of Directors Meeting

Date: August 27, 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. July 30, 2019 meeting minutes
- 5) FINANCIAL REPORT
 - A. Review July 2019 Financial Report
- 6) OLD BUSINESS
 - A. Pool/Spa Chlorinator Estimate
 - B. Security Patrol Bid
 - C. Tennis Court Rule Discussion / Development
 - D. Playground Maintenance—Follow-Up
 - E. Homeowner Statement / Assessment Frequency Discussion
- 7) NEW BUSINESS
 - A. Noise Complaint - Tire Spikes at Exit Gate
 - B. Roadway Maintenance
 - C. Board Vacancy / Potential Appointments
 - D. Annual Conflict of Interest Statement
 - E. Gate Access—Latest Updates and Access Time Discussion
- 8) COMMITTEE REPORTS
 - A. DRC—Terry Kellman
 - B. Landscape/Lakes—Doug Baker
 - C. Security/Gates/Roads/Facilities—Mel Silverman
 - D. Social Committee/Communications—Kathy Harris
- 9) NEXT MEETING—September 24, 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: June 25, 2019
Time: 6:30 pm
Location: Recreation Center

- 1) **Call to Order:** President Mel Silverman called the meeting to order at 6:30 PM
- 2) **QUORUM** – *quorum requirement is 4 directors*
Present: Mel Silverman, Chris Burt, Terry Kellman, Kathy Harris, Heidi Schewel, David Bernheim
- 3) **Welcome and Introduction / Homeowner Input**
 - Request made for a fan in the small fitness room.
 - Feedback provided regarding recent community survey.
 - Request made to review overgrown vegetation near mailboxes.
 - Suggestion made to amend the CC&Rs to create a six (6) month minimum for rental properties.
 - Thank you and positive feedback from recent tennis court renovations.
 - Statement made that tennis lessons are being conducted, and question regarding if this is permitted within the Association's documents as the courts were being monopolized.
 - Suggestion to have fishing hours rule developed for daylight fishing only.
 - Request for landscape debris to be picked up by lake that had been raked into a pile and left.
 - Suggestion made to allow resident gate codes to be operational from 6 AM to 8 PM, rather than 6 PM as currently established.
 - Suggestion to have a security patrol within Community to help reduce trespassing.
- 4) **APPROVAL OF MINUTES**
 - **MOTION:** Motion was made (Burt) to approve the May 28, 2019 meeting minutes, as presented. **Motion was seconded and approved unanimously.**
- 5) **FINANCIAL REPORT**
 - Treasurer Chris Burt presented the May 2019 financials to those in attendance. With no objection, the financials were accepted.
- 6) **OLD BUSINESS**
 - A. **Community Survey** – Community survey was recently issued with the June Newsletter. Input will be gathered and reviewed by the Board in advance of the next Meeting.
 - B. **Walking Path: Project Update** – Mr. Silverman reported that the walking path renovation is now complete.
 - C. **Unauthorized Fishing / Licensing Discussion** – Following discussion, the Board will await survey responses regarding security and the impact of the upcoming resident code updates.
 - D. **Gate Entry Modification** – Mr. Obral reported that the resident entry codes will be updated with an effective date of August 1, 2019 as approved by the Board at the previous meeting. Letters will be issued to all Homeowners in advance with their new code.
Mr. Silverman reported that he has received information from Alltech Gates for a potential upgrade to the entry system for residents to allow RFID tag entry for additional convenience. More information will be gathered and provided to the Board for consideration.
- 7) **NEW BUSINESS**
 - A. **Insurance Renewal** – The Board reviewed the insurance renewal provided by LaBarre/Oksnee Insurance for the 2019-2020 term. The total renewal premium had a slight reduction of \$271 for the same limits in coverage.
MOTION: Motion was made (Burt) to approve the policy renewal from LaBarre/Oksnee as presented. **Motion was seconded and approved unanimously.**
- 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.

- C. **Security/Gate/Roads/Facilities – Mel Silverman:** Mr. Silverman reported the following:
- Bids have been obtained for the 2020 sidewalk projects at the Exit and East pedestrian gates for budget consideration.
 - Sunland Asphalt has also been asked to review the Association roads for suggested maintenance to consider.
- D. **Social Committee/Communications –Kathy Harris:** No report presented.

9) **NEXT MEETING – June 25, 2019**

10) **ADJOURNMENT – 7:32 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.**

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 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!*



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
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gobral@cadden.com
www.Cadden.com



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