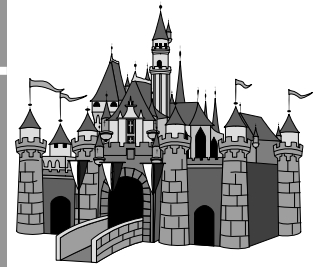


The Moat at Castle Hill

JANUARY-MARCH 2010



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Calling Special Meeting of CHHOA

A Special Meeting is being called for the purpose of re-adopting the HOA's by-laws. The meeting will be held **Tuesday March 9, 2010; 6:30-7:00 pm.** at the park on Castle Hills Drive.

It has come to the Board's attention that the by-law document for the HOA is not signed. The by-laws outline how our HOA

operates. The Board has attempted to locate a signed copy; but to no avail. Therefore, the Board is proposing to officially re-adopt the HOA's current by-laws without any modifications.

To do this, we must call a Special Meeting and have the members vote. As stipulated by our incorporation documents, we must

have **75%** (or 57 Homeowners) approve of the measure.

All homeowners should have the current copy of the by-laws. These were given to each homeowner at the time of their closing for their property and the same **copy is on the website**. Changes and modifications to the by-laws will not be entertained (cont'd on p. 4)

CRIME ALERT!!!

Please be advised that a house in the 900 block of Bridle Path was burglarized in the first week of February. In addition, we have had several acts of random vandalism with in the neighborhood. In order to reduce the potential for this activity in the future, please be aware of the

goings-on in the neighborhood and, specifically, with your neighbors. Please be attentive and report suspicious activity to the Burleson Police Department. The police will need a description of the suspicious individual and his/her vehicle, including the license plate number. If we

all do our part, we can continue to make our neighborhood safe.

On a related note, don't forget that the City of Burleson requires permitting of home alarm systems. If yours isn't permitted, visit www.burlesontx.com to download your application today.

Welcome to the Neighborhood

We would like to welcome Castle Hill HOA's new homeowners to the neighborhood. These folks joined our ranks during 2009:

- 300 Flagstone - **Lonnie Seeton and Shawna Smith**
- 816 Flagstone - **Glen and Hilary Bain**
- 216 Castle Hill - **J. Adam Russell**
- 804 Flagstone - **Bill and Carolyn Sanders**
- 221 Flagstone - **Leonard and Deborah Fawver**
- 851 Bridle Path - **Sharon Ives**
- 204 Castle Hill - **Richard and Janessa Cazier**
- 304 Meandering - **William and Joanne Smith**
- 312 Castle Hill - **David Lowery**

As we all emerge from the veil of winter and get out in the neighborhood, be sure to take an opportunity to welcome these new members of our CHHOA family!

CASTLE HILLS HOA

OFFICERS

- *President Scott Atwood*
817-426-3024
- *VP Lonnie Seeton*
682-224-4410
- *Secretary/Treasurer Sharon Ives*
817-999-5600

COMMITTEES

- *Architectural Committee - Scott Atwood (Chair), John Merk, Kyle Smith*
- *Audit Committee - Onita Holton*
- *Social Committee - Open seat*
- *Communications - Sheri Campbell-Husband*
- *Landscape Committee - Jerry Ryan*
- *Flag Committee - Dann Munro, Charlie Osborne*

CONTACT

BOARD@CASTLEHILLHOA.ORG

PO BOX 1474, BURLESON, TX 76028

Letter from President Scott Atwood

Our Annual Meeting was held August 27, 2009 at The Church in Burleson. We had a good turnout, despite a stormy night, with a quorum met and exceeded.

We had 33 property owners represented, which was a 43 percent turnout. We appreciate all of you who attended and represented our neighborhood. Participation in these meetings is an important part of living in the HOA.

This year we had to nominate two new board members to replace Raina Smith (President) and Karen Tucker (Secretary/Treasurer). I would like to take this opportunity to thank both of these ladies for their dedication, hard work and service to the neighborhood as members of the Board of Directors. THANK YOU, Raina and Karen.

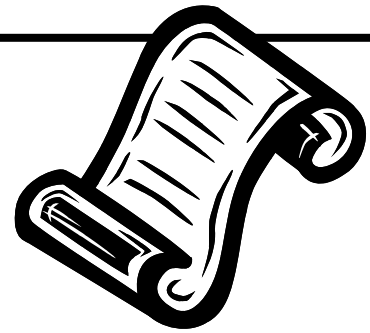
As we look forward to a new term, we enthusiastically welcome Sharon Ives and Lonnie Seeton to the Board. Sharon lives at 851 Bridle Path and brings to

the Board a vast knowledge of accounting and book keeping. She has lived in the neighborhood since the early spring, and she has three children; two attending Burleson High School.

Lonnie and his fiancé moved into the neighborhood this past summer. They live at 300 Flagstone. He is a real estate agent for Keller-Williams, and they both have skills and experience that can be utilized to the benefit the neighborhood and the HOA Board.

At our first meeting, held on September 10, we held the election for the new board members. I was elected as President; Lonnie was elected as Vice President; and Sharon will serve as Secretary/Treasurer. Each member elected will be working within their strengths and should be an asset to the Board.

A big thank you goes out to Ms. Sheri Campbell-Husband who has continued



to do an excellent job in preparing the newsletter. She took over the Communications Committee position last year and is a great asset and has a lot of information to share regarding what is going on in the Burleson community.

Another big thank you goes out to Mr. Jerry Ryan who daily monitors the landscaping around the front entry, the park and the area along Alsbury. He has truly saved the HOA hundreds of dollars in monitoring the watering of the common areas. These areas receive just the right amount of water and it looked GREAT all of last growing season.

Report from the Annual Meeting

At the annual meeting, the HOA members were apprised of the previous accomplishments that had occurred in the past year including:

- Communications: completing the Website with continuous updates and sending out the Newsletters on a quarterly basis.
- Flag Committee: establishing this new committee of volunteers, Dann Munro and Charlie Osborne, who hang the flags at the entry on flag days.
- Gas Lease Signing and Update
- Maintenance: including the fence repairs at the park; fire hydrants painted and a new sign at the entry.
- Policies and Procedures developed for Board Members
- Yard of the Month resumption
- Landscaping: continual excellence

by Jerry Ryan

The annual assessments will remain at \$264 and were due by January 31. Late penalties were assessed beginning on February 1. In addition, a new collection policy was presented with a few comments and questions as to the reason. The policy is in the process of a final legal review by an attorney and will be implemented for the 2010 year.

During the meeting, some members expressed a concern about:

- The number of rental properties within the neighborhood and the possibility of attempting to limit the number. There are numerous issues that would need to be pursued. This may be reviewed by the future Board.
- Opening an Interest Bearing Account for the Gas Lease money. In October, the Board opened a

money market account for the reserve funds and the gas lease monies.

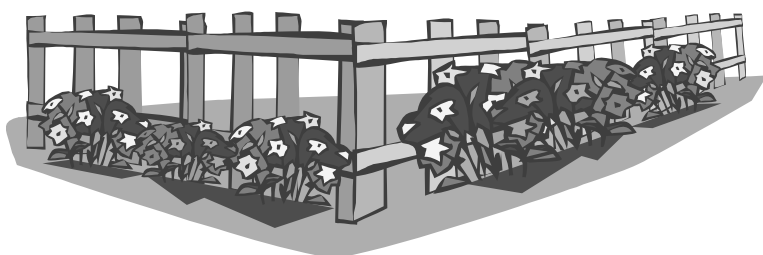
Also at the annual meeting, there were drawings for a few door prizes. Several homeowners received a \$25 gift card to Babes, Chili's and Home Depot; and a box of Kitchen-Aid goodies graciously donated by Tom and Danielle Helfrich. THANKS Tom and Danielle!!!

Yard of the Month

This Spring, the HOA will resume the Yard of the Month recognition. There was a great response to the YOM program this past year. A few neighborly rivalries even developed in the process.

There were also rumors about some of the early winners helping their neighbors with winning tips later in the year. This was a great success, and people are already gearing up for this season. The HOA website is up and running and we will continue to have a section where anyone can nominate a yard that they think is deserving of the Yard of the Month honor. Judging for YOM will begin again at the end of March and the first award of the spring will be given in April.

The much-deserved winner will get a great reward. So prepare those green thumbs and let's make the neighborhood shine this spring!



Volunteer Today!

Your HOA needs you! There are several open seats on various HOA committees:

- Social Committee
- Landscape Committee
- Architectural Control Committee

Anyone wishing to volunteer to serve as chair of either of these committees should contact one of the Board members and we will get you pointed in the right direction.

Send a message indicating your interest in serving to:

board@castlehillhoa.org

Contact Information Needed for Residents

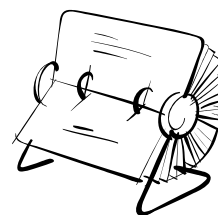
The Board's does not have contact phone numbers for 10 of the 76 homeowners. In addition, we do not have any email address for 16 of 76 homeowners, and approximately 10 of the email addresses we do have are bouncing back due to addresses not being active or spam filters blocking our emails.

Please, please, please email us your contact information. Even if we already have it, please re-submit so that we can

keep our directory up-to-date. This information is primarily needed for the HOA's efforts to maintain neighborhood security.

Just this past week, one property owner had their garage door open at midnight, without any lights on in the house. Efforts were made to notify the owner, but those efforts failed because their contact information is not current in the Board's contact list.

Additionally, if you would like to receive your copy of this newsletter by e-mail, rather than US post, please send an e-mail to sysch@sbcglobal.net to let our newsletter editor know.



City of Burleson Reaching Out

The City of Burleson is reaching out to residents in two whole new ways...Facebook and streaming video.

The City already had an extensive communication program with its website, newsletters, government access channel, and e-mail crime notifications and phone notification system. Now they've added Facebook.

So, if you are on Facebook, just search for City of Burleson and

become a fan of that page. You can even sign up to get text notifications when the City posts new information to its Facebook page.

If you're not already on Facebook, but would like to be, just visit the City's website at www.burlesontx.com and click on the Facebook link at the top of the page.

You may also have recently read that the City has begun streaming video of City Council and Planning

and Zoning Commission meetings on its website. So, if you'd like to see your elected representatives in action, visit the website above and tune in.

TAKE NOTE...

The City of Burleson has a new phone system and new phone numbers to go with it.

City Hall
817-426-9600

Library
817-426-9210

Animal Services
817-426-9280

Police Department
817-426-9910

Visit www.burlesontx.com for the new numbers for other City facilities.



CASTLE HILL HOA
PO BOX 1474
BURLESON, TX 76028

WWW.CASTLEHILLHOA.ORG
BOARD@CASTLEHILLHOA.ORG

Special Meeting (Continued)

at this time, but the Board may consider changes and modifications at a later date. If you are unable to attend, a proxy authorizing someone else to vote on your behalf is the only other means to have your vote counted. In accordance with our documents, **mailed ballots are not acceptable.**

Remember the HOA Sign Policy

The Board would like to remind all residents that signage in front yards is prohibited, unless for sale, temporary election or school spirit. Please see Article 7.12 (q) for details in Declaration of Covenants, Condition & Restrictions.

There were a number of issues with prohibited signs in yards during the fall holiday season. Please inform any vendors doing business at your home about this aspect of the HOA by-laws.



Special/Bulk Trash Collection

Confused about the special/bulk trash collection schedule for our neighborhood? Castle Hill is part of what's designated as Zone 3 by the City's Solid Waste Division. According to the City website, we should "...have all items out to the curb by 7:00 AM the **third Monday of every month**. Crews will work throughout the week clearing your zone of all the items. Your items may not all be picked up at the same time or by the same vehicle, depending on the items, some will go to the land fill and others may go to the compost center." Regular trash collection is on Mondays and Thursdays, with recycling collection on Thursdays. Recycling bin lids are available at the City