

The Moat at Castle Hill

APRIL-JUNE 2008



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Independence Day Celebration in the Park

The Castle Hill Home Owners Association will host its annual Independence Day Celebration in the park on July 4 at 8:00 p.m.

All Castle Hill residents are invited to join your friends and neighbors to celebrate our nation's birthday. The Social Committee is planning to provide homemade ice cream for everyone! Drinks will also be provided.

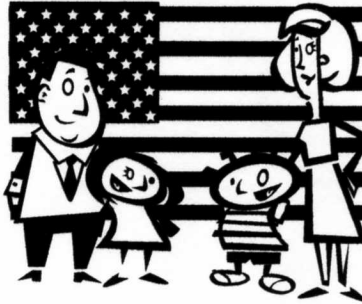


Those who wish to bring cookies to contribute to the fun may contact Kathy Roden to sign up.

The main attraction is, of course, the view of the City of Burleson's fireworks display, which will go off just after dark, at approximately 9:15 p.m.

Everyone who plans to attend is encouraged to bring chairs, blankets, and that ever-necessary bug repellent.

Please contact Kathy



Roden at 817-447-9719 by July 1 to let her know if you plan to bring cookies for the party.

We hope to see you there!

Annual Meeting August 21

The Castle Hill Homeowners Association Annual Meeting will be held on Thursday, August 21 at 7:00 p.m. at the Alsbury Baptist Church at 500 NE Alsbury Boulevard.

Business to be conducted includes:

- Election of a new vice president
- Report on past year's HOA expenditures/projects
- Consideration of the HOAs current financial statement.

Watch your mail for an official meeting notice and proxy form for use if you cannot attend.

A quorum is needed to conduct business.

Contact Raina Smith for more info at 447-6123.

WWW.CASTLEHILLHOA.ORG

The Castle Hill Homeowners Association will soon have it's very own space on the world wide web.

HOA member Lee Roden has volunteered his time and talent to develop

a website dedicated to all things CHHOA. He has been working with your HOA board to develop the site and make sure it is chock full of information you will find useful as a resident of Castle Hill Estates.

The goal is for the site to be active around the time of the annual meeting in August. So keep your Internet eye out for www.castlehillhoa.org. It's coming to a computer near you soon!

CASTLE HILLS HOA

OFFICERS

- *President Raina Smith*
817-447-6123
- *VP Dave Pronger*
817-426-6739
- *Secretary/Treasurer Karen Tucker*
817-447-1569

COMMITTEES

- *Architectural Committee—Paul Holton, John Merk, Kyle Smith*
- *Audit Committee - Lonna Hoffman*
- *Social Committee - Kathy Roden*
- *Communications - Sheri Campbell-Husband*
- *Landscape Committee - Tim Lacy*

CONTACT

CASTLEHILLBURLESON@HOTMAIL.COM

PO BOX 1474, BURLESON, TX 76028

Letter from President Raina Smith

Spring has passed and the heat of the summer is already here. As we continue to work on improvements in the neighborhood, we are getting bids on repairing the finials on the park fence and replacing the cracked slats on the park bench.

A lot has been happening in the neighborhood and in our community. In May an email was sent and letters distributed (to those residents without email), regarding potential gas leasing in our neighborhood. Below is the information that was sent.

"As you may or may not be aware, there has been recent activity in the Burleson area with regard to gas companies seeking to lease mineral rights from local homeowners.

As you may or may not know, the Community of Gas Lease Holdouts, Inc. (CGLH) of Burleson (a joint effort of South Burleson Homeowners Association and West Burleson

Homeowners Association) recently accepted an offer from Chesapeake of \$27,200 per acre for a primary term of 3 years and subject to a 25.25% royalty. To date, this represents one of the highest bonus money offers to date in the metroplex. The boundary of CGLH is Wilshire on the South, Church of Christ area on the west, Alsbury on the north and Renfro on the east.

We wanted to inform our neighborhood homeowners that drilling companies could possibly be approaching you. As noted for the CLGH group, there is more power in numbers and we understand that forming a group along with other neighborhoods might be a benefit before signing a lease. If someone would like to spearhead this project for Castle Hill Estates and join with other neighborhoods in the area, you may contact the board at castlehillburleson@hotmail.com to

let us know of your interest in doing this."

The board will be available to provide support and information to the gas lease holdout group but will not consider this a current project for the board as this is an individual homeowner decision and not all HOA members own their mineral rights.

Progress has been made on this initiative, and Karol Del Real and Mike Dorety are in the process of forming a group, and held the first organizational meeting on June 21. More information will be forthcoming from them.

In addition, we have a lawyer on retainer who has reviewed the HOA's declaration and indicated it is in good order. We will keep the lawyer on retainer as necessary for HOA-related business.

Thank you for making Castle Hill Estates a great place to live.

Landscaping Notes from the Architectural Committee



Living in an HOA development you have requested that all abide by the "Covenants, Conditions and Restrictions." Please know that flowerbeds also fall in the same category as the overall yard, and weeds or grass in the flowerbeds cannot exceed 6 inches in height either.

Article IX, Section 9.1

"All vacant lots and undeveloped portions of the property shall be kept mowed and free of trash and construction debris by the Owner thereof. The Owner and occupant of each Lot upon which a dwelling has

been constructed shall cultivate an attractive ground cover or grass on all yards in a sanitary and attractive manner and shall edge the street curbs that run along the property line. Grass, weeds and vegetation on each Lot must be kept mowed at regular intervals so as to maintain the property in a neat and attractive manner. No vegetables shall be grown in any yard that faces a street unless completely screened from public view. No owner shall permit weeds or grass to grow to a height of greater than six (6) inches upon its Lot. Upon failure of the Owner of any Lot to maintain such Lot (whether or not improved), the Asso-

ciation may at its option, have the grass, weeds and vegetation cut as often as necessary in its judgment, and the Owner of such Lot shall be obligated, when presented with an itemized statement, to reimburse the Association for the cost of such work. These provisions shall be construed to create a lien in favor of the performing party against such property for the cost of such work or the reimbursement sought for such work performed on such property."

Thank you, in advance, for your compliance.

Prevent Storm Water Pollution

Preventing pollution from entering Burleson's storm sewer system is one of the best ways we can help to protect the Texas waterways we love to visit for swimming, fishing, boating, and skiing.

Whether it's cigarette butts, lawn clippings, or fast food wrappers, whatever goes into our storm drains, goes directly into lakes, streams, and rivers untreated and unclear.

Everyone can do something every day to help prevent pollution of our water resources. Here are a few ideas it is easy to implement at home.

1. Do not blow/sweep grass clippings into the storm drains. They clog up the storm sewer system, leading to algae growth and localized flooding. Not to mention that putting clippings down

the storm drain is **ILLEGAL**. Use your leaf blowers, brooms and rakes to make sure your clippings end up back in your yard or compost bin.

2. When your car needs a bath, take it to a commercial car wash. The bays there are plumbed to take the dirty water through the sanitary sewer system, so it is cleaned and treated, rather than running into the storm drains full of chemicals and road grime. If you must wash your car at home, do so with environmentally-friendly cleaners and with your car temporarily parked on the lawn, so the grass can serve as an extra layer of filtration before the water hits the storm drain.

3. Pick up after your pets. An immense amount of animal waste gets left on the ground in urban environments,

where it can easily migrate into the storm drains after a rain. While you may only see the waste from one pet at your place, think about how much waste the millions of pets in our area produce and remember that we don't want to contribute that to our lakes and streams. Carry a plastic bag with you when you walk Fido or Fluffy and "Doo the right thing!"

4. Chemical disposal is key to storm water protection. Whether it is paint, fertilizer, or grease from your turkey fryer, save it up and take it to a household hazardous waste collection center or event. Don't put it down the storm drain.

Call 817-447-5410 ext 269 for more information on storm water protection.

Water Conservation is now Mandatory

Did you know that since last year, it is illegal to run your irrigation system between 10 a.m. and 6 p.m. **EVERY DAY, YEAR ROUND?** Well, it is.

Remember, the best time to water your lawn is in the early morning's light, before the temperatures heat up and evaporation makes sprinkler systems pointless.

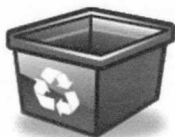
And be careful not to over-water your lawn. It leads to shallow root systems and thatch. Only water when your lawn really needs it. If you step on the grass and it doesn't bounce back, a little water might be in order. Otherwise, every 5 days is the recommended frequency.

For information about the City's water conservation

ordinance, visit www.burlesontx.com.

It is a violation of City of Burleson ordinance to water your lawn with an irrigation (sprinkler) system between 10 a.m. and 6 p.m.

Trash Talk



Have this year's changes to the ways and days your trash is collected left you a bit confused? Never fear...the path to painless trash disposal is laid out before you here.

Castle Hill Estates falls into the City's newly-designated Zone 3 for trash collection. That means:

- Trash is collected on Monday & Thursday
- Recycling is collected on Thursday
- Brush and bulky collection is the **THIRD full week** of each month.

Set materials out on Monday of that week and it will be picked up sometime during that week.

For those who are new to trash collection in Burleson, please also remember:

- Trash collection begins at 7 a.m. on your designated collection day. Have trash & recycling out before then.
- Trash & recycling cannot be set out more than 12 hours before the beginning of your collection day. To do so is a violation of City code.

- There is a new limit on the number of trash bags that can be set out for a single collection. No more than ten (10) bags may be set out at any one property on a single collection day.

- Lids for the recycling bins, and extra bins, are available by calling the City's solid waste division at 817-447-5410.

That same number may be called for answers to any questions regarding the City's solid waste collection services, or visit www.burlesontx.com.

Castle Hill Homeowners Association

CASTLE HILL HOA

PO BOX 1474

BURLESON, TX 76028

E-MAIL:

CASTLEHILLBURLESON@HOTMAIL.COM

COMING SOON!
www.castlehillhoa.org



CASTLE HILL HOA

PO BOX 1474

BURLESON, TX 76028

How Do You Want "The Moat" Delivered?

With so many of us constantly on the go and constantly "in touch" through electronic means, it is time for us each to consider how we would most like for the Castle Hills Homeowners Association newsletter to be delivered to our families.

The tried and true method of delivery through U.S. Post is still available to you if you prefer that method. But if you're away more than you're home and your PDA is much more familiar to you than is your mailbox, you may prefer to receive this newsletter electronically. Further yet, you may prefer to receive it both ways to be sure everyone in your family has a chance to read about what's happening in our neighborhood.

If you would like to begin receiving "The Moat" by e-mail, please contact Sheri Campbell-Husband at sych@sbcglobal.net and let her know. And please mention whether you want this e-mail delivery to supplement or replace the mailed, hard-copy version that is currently being delivered to your home.

In the future, we may also be able to make the newsletter available on the HOA's new website, and you'll be kept informed if and when that service comes available.

Please also contact Sheri if you have suggestions about topics for future articles for "The Moat." She is also available by phone at 817-295-4158.

Mailing Label Here