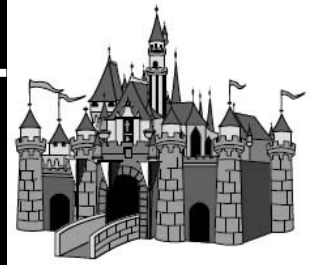


The Moat



January 2013

From the CHHOA President

To my Castle Hill neighbors:

2013 is upon us and bringing with it the hopes of an exciting and prosperous new year. I'm sure we all would like to see an improving economy, where consumer confidence grows as well as our property values. It's a time of new resolutions and new outlooks. As we embark on this New Year, I'd like to wish good health, peace and well-being for everyone.

We can all feel good that we will begin this year without an increase in dues. We enter 2013 with significant cost savings in many areas, created by actions taken by the current board and committees. We can expect to see some changes fairly quickly throughout our neighborhood. The old, wooden, non-compliant street and traffic signs will be replaced with fixtures provided and maintained by the city. This change is necessary because of the

liability and cost of maintenance that comes with HOA-funded signs. The new sign posts will be customized to our specifications, including better placement along the sidewalks. During this time, the city is expected to repair many of the sidewalk defects throughout the neighborhood. The board has also approved the painting of the lamp posts, which will be completed sometime in the first quarter of 2013.

(Continued on page 2)

Welcome to the Neighborhood!

We would like to welcome the newest CHHOA homeowners to the neighborhood.



Jay Montgomery
201 Castle Hill Dr.

Nathan & Ashlee Loewen
800 Flagstone Dr.

As you see them out and about please help us welcome them to the CHHOA family.

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CASTLE HILL HOA OFFICERS

- President: Tom Helfrich
817-426-8125
- VP: Spencer Vick
- Treasurer: Sharon Ives
817-999-5600
- Secretary: Bryan Becan
214-649-4661

COMMITTEES

- Architectural:
Scott Atwood
Tom Helfrich
Kyle Smith
- Audit:
Paul Holton
Brian Page
- Budget:
Mark Hotchkiss
Sharon Ives
Adam Russell
- Communications:
Bryan Becan
Lonna Hoffman
Fred Terasa
- Grounds:
Joe Cortez
Jerry Ryan
Spencer Vick
- Social:
Sarah Page
Dusti Vick

If you are interested in serving on a Committee please call a Board Member or send an email to board@castlehillhoa.org

From the CHHOA President (Continued from Page 1)

At the 2012 Annual Meeting last August, the board created a Budget Committee and tasked it to develop a reserve fund, operating budget and make a determination whether an increase of dues was necessary. That team has been meeting to better understand these financial elements and make a sound recommendation on behalf of the homeowners. However until the studies

are complete, you have my pledge, as president, to operate the HOA within a balanced budget, never spending more than the current proceeds can cover.

For 2013, we can expect change – change that happens every year. We will see new residents moving into the neighborhood and old friends moving on to a new opportunity. We can expect Burleson to grow, as

will the surrounding area. Let's all make a resolution to work together with our neighbors and community to make Castle Hill Estates and the City of Burleson a great place to live!

Sincerely,

Tom Helfrich, President

Castle Hill Burleson HOA

Yard of the Month Winners

October

Raymond & Mickey West
215 Castle Hill Dr.

November

Paul & Onita Holton
224 Flagstone Dr.
For Halloween Decorations

December

Bill & Deanna Simpson
304 Flagstone Dr.
For Christmas Decorations

CHHOA Yard of the Month Program

The Castle Hill Estates Yard of the Month (YOM) program is intended to inspire residents to take pride in the appearance of the exterior of their homes and upkeep of their yards, in turn creating an aesthetically appealing neighborhood that a passerby enjoys viewing. Guidelines and criteria are as follows:

Yard Maintenance:

- Healthy green lawn, that is well-groomed, neatly mowed and edged regularly
- Pruned and trimmed shrubs and trees
- Healthy live plants (no plastic or artificial plants)
- Minimum weeds in flowerbeds and lawn
- Yard free of debris and clutter

- Buildings, fences, porches, and patios on the property are in good repair

Design and Landscaping:

- Use of color and/or texture
- Creative, unique, curb appeal
- Overall aesthetic appeal
- Balance appropriate to house and lot size
- Overall design that shows pride in the property

You may nominate your neighbor for YOM via the website: www.castlehillhoa.org.

Nominations will be accepted through the 25th of the month for the following month. One home will be selected by the Castle Hill Estates Board and/or Selection Committee each month during the

months of March through September; judging will occur during the last week of each month after the nomination deadline has passed. Each yard may win the award up to twice in any calendar year. The winner will receive a gift card valued at \$25.00 from the Home Depot and will proudly display a "Yard of the Month" sign in their yard for the entire month. A picture of the winning yard will also be posted on the Castle Hill Estates website. Only front yards as viewed from the street will be judged. Current board members and voting members of the selection committee are not eligible to win. The winner must be in good standing with the Castle Hill Estates HOA including dues paid in full and must be in compliance with the Declaration of Covenants. Judges' decisions are final.

Why a Monthly Electronic Newsletter?

We anticipate providing a monthly newsletter in electronic format. This format, provided via e-mail and posted on the website, offers ample opportunity for every family to receive this lively, information packed communication from their Board of Directors. Those without Internet or e-mail, will have a paper copy provided to them by a neighbor.

The true beauty of the electronic format is the Board's ability to use Hyperlinks to allow community members to visit the HOA website www.castlehillhoa.org or some other website of importance (Neil Sperry for lawn and landscaping tips, for instance). Additionally, we envision that this strategy will result in our HOA website becoming a more user-friendly, action oriented site which offers our community

information, links, and advice which will make their lives easier and better – while creating a greater sense of community.

Did you know?

Did you know that outdoor burning is not allowed? Of course, we must abide by city- and county-mandated burn bans, but even during good weather, if you have an outdoor fire pit or chiminea, you are not allowed to operate these devices based on current HOA covenant language:

Article IX, Section 15. Uses Spe-

cifically Prohibited; (s) Except within fireplaces in the main residential dwelling and except for outdoor cooking, no burning of anything shall be permitted anywhere within the Project.

www.castlehillhoa.org/resource.htm

Suggestion: Perhaps the language can be modified to include fireplaces used for the purpose of outdoor entertainment. As with all changes to by-laws and amendments, a vote by a quorum of the membership will be required.

Let's Talk Castle Hill Estates' Values!

The Long Range Planning Committee that was formed at the Annual Meeting in August 2011 and met several times in the Fall of that year determined that our Neighborhood shares the following eight (8) key Values:

CASTLE HILL ESTATES (CHE) HOA VALUES IN ACTION

1. **PROPERTY VALUES.** We respect our neighbors' property values by maintaining and improving our own.
2. **COMMUNITY INVOLVEMENT.** We are a friendly, active community which offers opportunities for volunteerism and rewards personal involve-

ment in and service to the CHE Community.

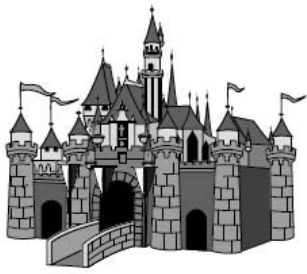
3. **COMMUNICATION.** We heighten community involvement, safety and security, and cooperation through regular, timely, and effective Board communication with the CHE community, using multiple electronic and hardcopy means.
4. **RESPECT.** We exhibit mutual respect and build trust by following The Golden Rule.
5. **SENSE OF COMMUNITY.** We improve the quality of life for CHE through welcoming activities, social events, good governance, and expressions of

appreciation for our greatest asset – our homeowners.

6. **COOPERATION.** We follow the lead of our Board by being proactive, responsive, and respectful in articulating and resolving issues and concerns.
7. **CHE HOA BY-LAWS AND COVENANTS.** We know, understand, and adhere to the provisions contained in our key HOA documents.

OUR MOTTO:

"We love living in Castle Hill Estates, you will too!"



Castle Hill Burleson
P O Box 1474
Burleson, Texas 76097

WWW.CASTLEHILLHOA.ORG
BOARD@CASTLEHILLHOA.ORG

The Castle Hill Burleson Homeowner's Association is a community of neighbors in Burleson, Texas of Tarrant and Johnson Counties that was initially developed in 1999 by Brown's Mountain Ltd. The neighborhood in Castle Hill Estates Phase I consists of a total of 76 homes and a one-acre park which may be utilized by members for recreational use. The purpose of the homeowner's association is to promote the recreation, health, safety and welfare of the homeowners within the community. We seek to provide a community atmosphere, safety and security for our neighbors. The subdivision's main entrance is at the corner of Alsbury Drive and Flagstone Drive. The boundaries of the subdivision are Alsbury Drive on the south, Flagstone Drive on the east, Bridle Path Drive on the west and north.