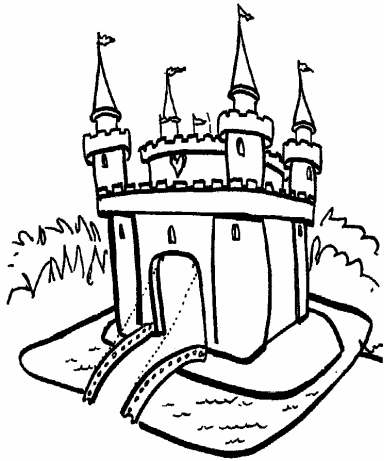


The Moat at Castle Hill
Volume I Issue VII
Castle Hill Homeowner's Association



3rd Quarter News – Fall 2007 (October-December)
Association Officers and Committee Members

Raina Smith - President

Dave Pronger – Vice-President

Karen Tucker – Secretary/Treasurer

Architectural Committee – Paul Holton, John Merk,
Kyle Smith

Audit Committee – Lonna Hoffman

Communications Committee – Lonna Hoffman

Landscape Committee – Mike Dorety

Social Committee – Kathy Roden

The board can be reached at
castlehillburleson@hotmail.com.
Mailing PO Box 1474, Burleson, TX 76049

Letter from the President

Dear Fellow Homeowners,

Welcome to the start of a new term from your newly elected 2007-2008 Board of Directors. I write on behalf of the board to share with you our vision for the neighborhood as we continue to build upon the solid start from our previous board. We have a strong foundation of financial reporting established and are committed to that as well as we want to focus on enhancing communication by establishing a website to provide information to members.

As I began to compose this letter I thought about why I chose to serve, and the reason is that I wanted to be involved in community and to serve in a leadership role to contribute to the value of our neighborhood. By reaching out to our neighbors and community, we can encourage fellowship and friendship, and we can also help one another in times of need. If we work together, we can all take pride in ownership of our neighborhood and know we are all blessed to be here.

The newly elected Board of Directors for the Castle Hill HOA conducted its first quarterly meeting on September 9, 2007, during which officer positions were elected and approved as follows:

President
Raina Smith

Vice-President
Dave Pronger

Secretary/Treasurer
Karen Tucker

During this meeting and our subsequent meeting on October 7th, some of the topics discussed were:

- Election of officers
- Retention of attorney for HOA legal representation
- Financial audit to be conducted at end of 2007
- Budget preparation for 2008 to be conducted at the November 4th meeting
- Establishment of HOA website
- Financial analysis including review of defaulted assessments and other collections due
- Community Clean-Up day postponed until spring due to neighborhood not in need of major cleaning by membership community
- Motion and approval to hire Covenant Painting to paint lamp poles and wooden street signs

As previously established by the former board, we will continue to make available financial reporting via The Moat or website (once established); included with this newsletter you will find the most recent quarterly financial statement. As we get acquainted with our new duties, we welcome input from members.

The end of the year is drawing near. Remember, the Fall Festival will be held October 20th at the HOA park from 2-6pm. Bring the family for food and fun! Other upcoming activities to get to know your neighbors: December 1st Holiday decorations and progressive dinner.

I look forward to seeing you soon.

Yours truly,

Raina Smith
President

- 1) **Community Clean-up day** has been moved to the spring due to neighborhood being in overall good shape from needing trash picked up or trees cut down. We are investigating options as how to best repair the broken finials on the fence at the park and the broken park bench so that we may provide a safe area for you and your children to enjoy.
- 2) **Painting** - Covenant Painting has been contracted to paint the wooden signs and the metal light poles in the subdivision. Look for a fresh new look to the poles and signs in the next month or so!
- 3) **HOA Garage Sale** – our last HOA garage sale was held November 2006 for which there were few donations from members. In addition, there were only proceeds of \$386.XX to the association. Due to the lack of donations and lack of volunteerism, we will evaluate the continuation of a garage sale for funding social activities. If someone wishes to volunteer to coordinate this activity, please contact the board.
- 4) **Holiday decorations** – December 1st – mark your calendars to gather with us at 9am at the entryway as we hang lights and decorations in the neighborhood. This will only take a couple of hours of your time.
- 5) **Progressive dinner** – also December 1st – Later in the evening join us for our annual progressive dinner. If you would like to volunteer and help out one of our host homes, please contact Kathy Roden at (817) 447-9719. A detailed flyer will be forthcoming.
- 6) **Recipe – PUMPKIN CRUNCH** – (1) pkg. yellow cake mix, (1) 16 oz. can solid pack pumpkin, (1) 12 oz. can evaporated milk, 3 eggs, 1 ½ cup sugar, 4 tsp. pumpkin spice, 1 cup chopped pecans, 1 cup melted butter, whipped topping. Preheat oven to 350, grease bottom of 9X13 pan. Combine all except cake mix, melted butter, whipped topping and pecans. Sprinkle cake mix evenly over pumpkin mixture spread in pan. Top with pecans and drizzle with melted butter. Bake 50-55 minutes or until golden. Cool completely, serve with whipped topping. Variation: add 2 tablespoons Bourbon to pumpkin mixture. Yum!

Statement of Net Assets

For the period of Jan 1, 2006 to Sept 30, 2007

*this is an internally prepared statement of financial condition and may not meet GAAP rules.

	2006 YTD	2007 YTD	2007
ERE*			
Income-Operating/Reserve Fund			
Beginning Balance - January 1	\$ 13,442.36	\$ 11,779.52	
Annual Assessments Collected	\$ 18,013.00	\$ 23,114.58	
Misc. Income	\$ 75.00		
Transfer Fees Collected	\$ 3,000.00	\$ 1,622.00	
Current Assets	\$ 34,530.36	\$ 36,516.10	
Expenses Jan 1, 2006-Sept 30, 2007			
Administrative	\$ 574.79	\$ 436.10	
Accountant		\$ 645.00	
Charitable Donations (church room for meeting)	\$ 200.00	\$ -	\$ 100.00
Furniture, Fixtures, and Assets (Computer)		\$ 1,308.68	
Insurance	\$ 381.95	\$ 839.60	
Landscape Services**	\$ 11,519.85	\$ 9,533.85	\$ 1,906.00
Legal Services	\$ -	\$ -	
Misc. Expenses	\$ -	\$ -	
Property Repairs & Improvements (Painting)	\$ 4,130.39	\$ 91.15	\$ 880.00
Social Activities	\$ 828.26	\$ -	\$ 200.00
Taxes	\$ -	\$ 26.42	
Utilities	\$ 4,793.96	\$ 1,346.79	\$ 150.00
Gifts-New Resident Welcome	\$ 321.64	\$ 250.00	\$ 75.00
Total Expenses	\$ 22,750.84	\$ 14,477.59	\$ 3,311.00

Net Change in Assets

\$ 11,779.52 \$ 22,038.51 \$ 18,727.51

*estimated remaining year-end expenses, **landscape services paid through 10/30/07