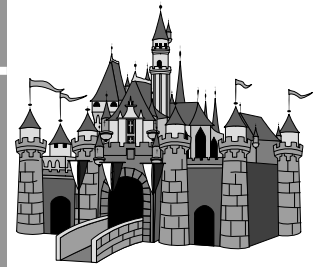


The Moat at Castle Hill

OCTOBER-DECEMBER 2008



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Castle Hills for the Holidays

It is hard to believe, but the fall holiday season will be upon us soon. As we all make plans for the related special events, please keep the following in mind.

Halloween is Friday, October 31. Those new to CHHOA should know that several of the streets in our neighborhood see fair to high volumes of "trick or treat" traffic. If you don't plan to hand out treats, please make sure your front porch lights are off, so you don't accidentally invite unwanted traffic to your door. Please also remember there will be a



LOT of pedestrians in our neighborhood that night, so drive carefully!

The City of Burleson and Burleson Area Chamber of Commerce are hosting the first *Old Town Boo Bash* on Halloween this year, for those who want a more "contained" environment for Halloween fun. The festival is for children up to 12 years old and their families. The event runs from 6-9 p.m. on Ellison Street between Main Street and Johnson Avenue. The availability

of this event may impact the number of kids coming to doors in the neighborhood, but that's hard to gauge at this point.



Holiday lights are coming! The CHHOA will decorate the entry area with holiday lights on Saturday, November 22. Join your neighbors at the entry on Flagstone at 9 a.m. to help hang lights and kick off the beginning of the winter holiday season.

City Adds Streaming Video to Website

The City of Burleson is about to debut streaming internet video on its web site (burlesontx.com).

The videos are being filmed and provided to the city at no cost thanks to a partnership with Rochester, New York-based CGI Communications. CGI works in partnership with the United States Conference of Mayors and numerous municipal leagues.

The ten videos will include a Welcome, Quality of Life,

Real Estate/Relocation, Education, Public Safety, Economic Development, City Government, Environmental Awareness, Old Town, and Family/Sporting Venues.

Community groups and area businesses will be offered the opportunity to participate in sponsorship for the program, having 30 to 60-second videos produced highlighting their own organization. These videos will also be featured on the

City's official site.

The video-enhanced City of Burleson web site is anticipated to debut around Thanksgiving 2008 and will be available for viewing at <http://www.burlesontx.com>.

CASTLE HILLS HOA

OFFICERS

- *President Raina Smith*
817-447-6123
- *VP Scott Atwood*
817-426-3024
- *Secretary/Treasurer Karen Tucker*
817-447-1569

COMMITTEES

- *Architectural Committee - John Merk, Kyle Smith, 1 open seat*
- *Audit Committee - Lonna Hoffman*
- *Social Committee - Open seat*
- *Communications - Sheri Campbell-Husband*
- *Landscape Committee - Open seat*

CONTACT

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PO BOX 1474, BURLESON, TX 76028

From the CHHOA Board

Our Annual Meeting was held August 21, 2008 at Albsury Baptist Church. We had a good turnout, with the quorum met and exceeded. We appreciate all of you who attended and represented our neighborhood at what is an important part of the HOA. This year we had to nominate one new board member to replace Dave Pronger. Thank you to Dave for all of his years of service in the neighborhood serving on the ACC and as a member of the Board of Directors. Thanks Dave!

As we look forward to a new term we enthusiastically welcome Scott Atwood of 916 Bridle Path to the Board! We are glad to have some representation from up the hill. Scott brings a fresh new perspective and will be a great asset with his experience as a business owner and also from him serving in the community at his church. Scott and his wife, Melinda, have lived in the neighborhood since 2004 and they have two children; one in college and one attending Burleson High School.

At our first meeting held on September 2, we held the election for the board members. Two positions will remain the same with Raina Smith as President and Karen Tucker as Secretary/Treasurer. Scott Atwood will serve as Vice-President. Of course, we are grooming Scott to take over next year when Raina and Karen will have served their full terms.

At the annual meeting the HOA members addressed new procedures that the board had adopted during the year.

1. The annual assessments will remain set at \$264 and are due by Jan. 1. For payments not received by Jan. 31, late fees will be assessed. For more information about the new late fee structure, *see the related article on page 3.*
2. The Board proceeded with retaining the lawyer the previous Board had identified and we had her review the Bylaws and Covenants. She indicated they were in good order and did not find any major discrepancies that needed to be resolved.
3. ACC Committee - After all his hard work and effort, Paul Holton coordinated with the original com-

pany who supplied the park benches to get the slats replaced under warranty, free-of-charge. Thanks Paul!!!! We know you worked hard bird-dogging this issue.

During the meeting some members expressed a concern regarding the aesthetic appearance of some lawns in our neighborhood. This is an issue that continues to be a nuisance. *Please see the related article on page 3* for more information from the board on this issue, as it directly affects all properties within the HOA and everyone's help is needed to address the problem. Also of concern was the fact that, periodically, someone might park a trailer in the drive or on the street for longer than a day. However, this is a violation of the HOA Covenants, and homeowners need to take care to meet Castle Hill's parking requirements.

Another issue raised at the meeting was the water at the front entry being on too much during the recent heavy rains. The Board had contracted with Webb Landscape Management to maintain the irrigation system during the hot, hot summer months, and they had not yet been by to adjust the water. However, since the meeting, the front entry irrigation issue has been addressed.

Sheri Campbell-Husband took over the Communications Committee position this year and brings great experience, having done similar work previously in her job with the City of Burleson. She is a great asset and has a lot of information to share regarding what is going on in the whole Burleson community.

Next Spring we will resume the Yard of the Month recognition. When the website is up we will have a section where anyone can nominate a yard that they think is deserving of the Yard of the Month honor. The much-deserved winner will get a great reward.

After three great years, Kathy Roden has decided to hang up her social coordinating hat for a while. It goes without saying that if she had not been Social Committee chair there would not be a social committee. We were blessed to have her volunteer in this capacity. As indicated in the mail-out for the

annual meeting, we are looking for someone to volunteer for this committee position or volunteer to coordinate a specific event. No one volunteered at the annual meeting to chair this committee or to chair either the Fall Festival or Progressive Dinner, so we will not have a Fall Festival this year. If anyone would like to coordinate all or part of the Progressive Dinner, please contact Raina Smith to indicate your interest. If no one volunteers to coordinate the Progressive Dinner this year, we may elect not to have the dinner either. But it sure would be a shame to give up that opportunity for us all to get to know each other better!

Other HOA committee chair slots with current vacancies include the Landscape Committee and the Architectural Control Committee. Anyone wishing to volunteer to serve as chair of either committee should contact Raina Smith.

At the annual meeting, there were drawings for a few door prizes.

The **winners** were:

- Carole Kilcher – golf umbrella
- Kyle Smith – golf umbrella
- James and Ruth Atwood – gift card to Home Depot.

Congratulations to these lucky homeowners! Be sure and come to the annual meeting next year, as the prizes may get bigger and better!!

Last, but certainly not least, we would like to welcome our new homeowners to the neighborhood.

- 800 Flagstone – Wayne and Crystal Pool
- 208 Flagstone - Jory and April DeLeon

Welcome to Castle Hill Estates! We look forward to getting to know you.

Landscaping Tops Homeowners' Concerns

At the Annual Meeting, the issue of landscape and lawn maintenance (or lack thereof) was a hot topic. According to the Covenants (Section 9.1 - excerpt), **"the Association 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."**

The most frequent violation of the restrictions is allowing grass and weeds to grow taller than the 6-inch limit. This maximum height includes **both the lawn and flower beds**. The Board appreciates you keeping your lawn maintained, as it is a courtesy to your neighbors and keeps our neighborhood attractive.

Once a yard has been identified as

violating the grass height restriction, a member of the ACC or the Board may opt to contact the homeowner by sending a letter requesting the property be mowed within 5 days. If it is not mowed, the HOA will hire someone to cut the lawn and will then present the homeowner with a bill to reimburse the HOA.

The letter is a courtesy to the homeowners reminding them of the restrictions in the Covenants with regard to lawn maintenance and landscaping. The ACC has been keeping an eye on those who are in violation and has been sending letters.

Please have enough respect for your neighbors and yourself to maintain your landscaping so that the volunteers who

serve on the committees and the board do not have to go to these measures. We all want to have an attractive and aesthetically pleasing neighborhood!



Responsible Pet Ownership Keeps Everyone Safe

Now that the oppressive heat has begun to wane, more of us are taking advantage of nice weather and spending time outside with our pets. Please remember that community safety depends upon all of us being responsible pet owners.



Burleson has an animal care and control ordinance that requires:

- Any dog not contained in a home, fenced yard, or vehicle to be on a leash or in a carrier and under the control of its owner.
- Any cat not confined to its owner's home, vehicle, or property to be on a leash or in a carrier and under the control of its owner.

- All dogs and cats to wear their tags showing proof of current rabies vaccination at all times.
- Owners to clean up their pets' waste if it is left on someone else's property.

This is a pet-friendly community, but pet owners must make sure they take proper care to protect their pets and the public from unsafe situations.

Dues and Late Fees Explained

Decisions regarding annual dues for the CHHOA have been an important part of Board activity this year. The annual dues assessments will remain set at \$264 and dues payments are still due by January 1 of each year. For payments not received by January 31, late fees will be assessed according to the following structure.

On February 1, a one-time late fee of \$50 will be assessed. For each month thereafter, an additional late fee of \$25 will be assessed at the first of the month. Payments received will be applied first to late fees then to assessments. For example, if an annual assessment is not re-

ceived as of March 31, the total assessments, with fees due on or after April 1, will be calculated as follows:

\$264	Annual dues
\$ 50	Late fee (Feb. 1)
\$ 25	Monthly late fee (Mar. 1)
\$ 25	Monthly late fee (April 1)
\$364	Total due

Please be aware that the board will not accept any installment payment plans for annual dues assessments. To reduce the administrative workload for the volunteer board, annual dues, including any late fees, must be made in a single payment.

The new late fee structure was reviewed by the HOA attorney and was found to comply with the HOA bylaws. If you have questions regarding the new fee structure for late payments, or if you don't receive your dues invoice by December 25, call Secretary/Treasurer Karen Tucker.

Castle Hill Homeowners Association

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Castle Hill HOA Needs YOU!

There are three Castle Hills Homeowner Association Committees currently without people to chair them. If you have skills or interests in any of these arenas, please consider this avenue of service to your neighborhood. The committees currently in need of help are:

- Architectural Control Committee
- Landscape Committee
- Social Committee

So if you have an eye for detail, a green thumb, or that party-planning gene, please call Raina Smith and volunteer your time and talents today!

Customize Delivery of *The Moat*

The CHHOA newsletter is now being made available in hard copy, in PDF format on the website, and PDF format through electronic delivery.

If you would prefer to receive your copy of the newsletter by electronic mail, rather than in hard copy through U.S. Post, please contact Editor Sheri Campbell-Husband today and provide her your e-mail address. Sheri can be reached by phone at 817-295-4158 or by e-mail at sysch@sbcglobal.net.

No matter how you receive it, your Board hopes you enjoy *The Moat*. And if you have suggestions for future newsletter article topics, let Sheri know that as well!

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