



Castlepoint Homeowners Association

Community News • 4th Quarter Fall 2011

Update on Community Projects

- The second year of budgeted deck repairs are underway! If you are interested in having your deck repaired, please contact Shayne Hall to find out where you are on the list.
- Phase III of the gutter replacement project has been underway! Phase III is the installation of the 6 inch gutters. You will continue to see the workers from All-Year Gutters around the community.
- The new retaining wall at the corner of Castlepoint and Excalibur court is almost complete! We are waiting for the wrought iron railings to come in, which will be installed along both sidewalks at 4556 and 4566 Castlepoint Drive. We have had many compliments on how nice it looks! Please remember this is not a play area for your kids. Please keep off the wall.



- New trees and shrubs have been planted throughout the community! If you received a new tree or shrub near your unit, please water it. We don't want to lose any of them!
- The perimeter fence facelift is well underway and should be complete very soon!
- The work on the patio fences will begin any day now. The patio fences will be repaired, power-washed and repainted (where needed).
- The Board has approved the purchase of a new stone sign that will replace the wooden one at the corner of Oro Blonco and Barnes. Be on the lookout!



Annual Meeting Summary!

Thanks to everyone who attended the Annual Meeting in September. We obtained quorum to hold an election with the homeowners' votes. Marlene Kunkle and Bob Zimmerman were re-elected to the Board of Directors.

Please remember that you do not need to wait until the Annual Meeting to address your Board. Please email or call Shayne Hall with your concerns, ideas, etc. at shayne@diversifiedprop.com or 719-314-4506. She can also add you to the agenda if you wish to speak at the next monthly meeting. Your ideas and input are always welcome and needed.

The Holiday Season

As the days start getting shorter and the nights cooler, we realize that the fall season is upon us in Colorado. Soon the Aspens will be turning to the native Colorado gold and we will take our family treks into the mountains to enjoy the beautiful colors and the early snows... Did someone say "Ski Season?" Thanksgiving and Christmas are not far behind. The Board would like to take this opportunity to wish everyone a fun and safe fall and a happy holiday season with their friends and families.



Welcome to our new
homeowner:
Patricia Purcell

Your 2011 Board of Directors & Community Update

Marlene Kunkle - President

Email: marlene.kunkle@asd20.org Term expires 2014

Carlene Church - Vice President Term expires 2013

Connie Moreland - Secretary Term expires 2012

Email: balloonprincess@att.net

Bob Zimmerman – Treasurer Term expires 2014

Email: bz69semperfi@aol.com

Mary Dozier – Member at Large Term expires 2013

Dues: \$160.00 monthly

Homes: 176

To find your HOA documents including, financials, forms, meeting notices & minutes, payment information and more, go to

www.diversifiedprop.com.

Reminder – No one is allowed on the roofs unless approval is received from the HOA. The homeowner is liable for any damage to the roof that is the result of your contractor (ie. satellite dish installation, new windows, etc.) Contact Shayne at 314-4506.



Board Meetings

Meetings are held at the Police sub-station on Tutt Blvd at 7:00 pm on the following dates (If there is a change, Management will post it on the website and the mailboxes)

September 21 – Organizational meeting only

October 24 – Regular Board Meeting

November 28 – Regular Board Meeting

December – No meeting due to the Holiday Season

The 2012 meetings will be scheduled in November and posted in the December newsletter and on the website.



Pet Waste Stations

Dog owners who live here enjoy the convenience of pet stations placed throughout the Community for dog owners to use. Residents, who don't own dogs, do NOT want to clean up after other people's dogs. It's just rude and inconsiderate to leave dog waste in the common area. If you are responsible enough to own a dog, act responsibly and pick up its waste.



Keep in touch with your Community via the Web!

Go to www.diversifiedprop.com to get news and other information about your community including:

- Architectural/Landscape Request forms
- Updated policies
- Upcoming Meeting announcements
- Monthly financials and budgets
- The Governing documents

Parking Illegally = Vehicle Towing

Illegally parked vehicles are becoming a BIG problem for our Community. Residents are allowed two (2) parking spaces at each unit. One vehicle is to be parked in your garage and one directly behind it. Visitors are to park on the City-owned Bluestem Drive or on the west side of Castlepoint Drive. Make no mistake, if you or your guest are parked illegally, your vehicle will be towed at **YOUR** expense. The Board has approved to add visitor parking on Excalibur Court. These spaces are designated for **VISITORS ONLY!**



Community Landscaping

Although the Board approved some much-needed landscaping during the past year, there is still plenty to be done. Starting next spring, many repairs will be made to the irrigation system. Once the system is repaired, any sodding that is needed will be done to the front yards and any seeding that is needed will be done to the back yards at that time.



Diversified Property Management NEW HOA Email: Shayne@diversifiedprop.com Direct: 719-314-4506

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