

Castlepoint Homeowners Association

Community News • 1st Quarter Winter 2011



Community Update

It's been a busy and productive year. Several projects were started and completed, while some are ongoing. Some of the projects are listed below:

- All of the damaged or heaving edging was either repaired or replaced this fall.
- The 1st phase of the gutter replacement has been completed. Phase two is underway and includes the installation of 6 inch seamless gutters. This was a large project that needed to be completed. The gutters will be cleaned twice a year and should last for many years to come!
- The new retaining wall on Excalibur Court is also on its way to completion! We are hoping it will be done in early January, 2011. Again, this is an extremely large project. The past and present Boards alike have been working on this wall for quite some time. There were many things to consider and many moving parts, but it is finally underway! Many thanks to all of the people that were involved in making this a reality!
- Speed bumps have been repaired, extended or replaced throughout the community. Potholes have also been filled. Please keep in mind that the speed limit within the community is 15 miles per hour.

Please remember the maintenance is an ongoing effort and the Board decides on what is priority based on funds available at the time.

The Board is responsible for carrying out the duties given them based upon the governing documents and making decisions based on the "overall" best interest of the community.

Parking Parking Parking!

One of the most important reasons that parking regulations are in place is to allow access to emergency vehicles.



Furthermore, some neighborhoods can look incredibly messy because of some parked cars. HOAs have the means to prevent this by having the right to tow any offending cars away. These actions are rare and usually only occur if a person has been known to frequently offend regulations by parking their car illegally. Another fact that punctuates the rarity of these situations is towing areas are only patrolled at random intervals.

The contract that you sign when you join a Homeowners Association is legally binding, so be sure to pay any fines that may come your way if you are affected by such an event. The HOA is not trying to inconvenience you. There are guest parking areas designated for your guests to park in. Remember, these are designated for guests, not owners or tenants. You could be fined and towed.

It is always worth bearing in mind that these regulations are in place for your safety and your peace of mind. After all, some illegally-parked cars can even block traffic in extreme circumstances. You should never find that you are without a place to park, however, this has been known to occur.

If you are ever in doubt as to what is and what isn't allowed for when it comes to parking, consult the legal documents that were provided to you when you joined the neighborhood or feel free to contact your community manager, Shayne Hall, at 719-314-4506.


Seasons Greetings

Do you Know Where your Association Documents Are?

When you bought a home in our community, you should have received copies of all our governing documents-including the rules and regulations-prior to or at closing. Sometimes these documents get lost among all the other papers you received at closing. And many homebuyers are so involved moving into their new homes, they don't take the time to read all the fine print.

As a homeowner, you have a right to these documents; so, if you don't have copies for any reason, let us know, and we'll provide them to you. Or visit the website at www.diversifiedprop.com.

Of course, it's your responsibility to provide the association with your current address and phone number (particularly nonresident owners). This enables us meet our obligation to provide all owners with information from the association.

It's very important to have copies of the governing documents because you'll be expected to know and comply with all rules and regulations of the community. You'll also want to stay informed by reading all materials provided by the association.

It's our responsibility to make these documents-the bylaws and the covenants, conditions, and restrictions-as understandable as possible, so if there's anything you don't understand, please let us know. We'll be glad to clarify any confusing language or give you other materials that answer your questions.

That old expression-ignorance of the law is no excuse-isn't exactly our motto, but it's close.

Feeding the Wildlife?

Little squirrels and rabbits are cute and cuddly to some, but not to everyone. Please refrain from feeding the wildlife.

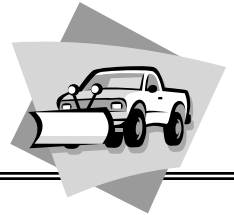


New Community Sign

The Board of Directors is considering a new community sign. Put your artistic abilities to the test and submit your idea to Shayne@diversifiedprop.com

Snow Removal Information

The association provides snow removal from the streets, driveways and walkways when the snow reaches 3 inches. Snow removal will not be started until the snow stops falling.



Rules for Pet Owners



We love dogs—we really do. That's why the association is committed to enforcing the county leash law on association property. According to the U.S. Humane Society, an unleashed dog has an average life span of less than four years. Allowing your dog to run free threatens your dog's health and welfare and the happiness it brings to you.

We also love our community. That's another reason the association is committed to enforcing the county leash law—so all residents may enjoy our community.

We trust we can count on you for voluntary compliance with the leash law. We don't like to call animal control, but we won't have any choice if your **dog or cat** is running free.

Winter Freeze Warning!



A reminder to adjust your heat accordingly if you are going to be out of town during the winter to avoid frozen pipes.

If you leave town and turn your heating system off, or down too low, pipes CAN FREEZE and bust during sub-freezing temps. If you leave your garage door open for hours during sub-freezing weather, your pipes in the floor above the garage CAN FREEZE, and break, causing major water damage costing you thousands to repair.