



# Bright Realty 2019

Eric Stanley

S – Sojourn  
EH – Enchanted Hill  
10 – Castle Hills Phase 10  
11 – Castle Hills Phase 11





# Sojourn

80 For Sale Condominiums  
& 7,500 sqft of Retail Facing Castle Hills Drive  
(32-1 bedrooms, 40-2 bedrooms, & 8-3 bedrooms)



# Phase 10

423 Lots (Toll Brothers, Britton Homes, Shaddock, ALH)



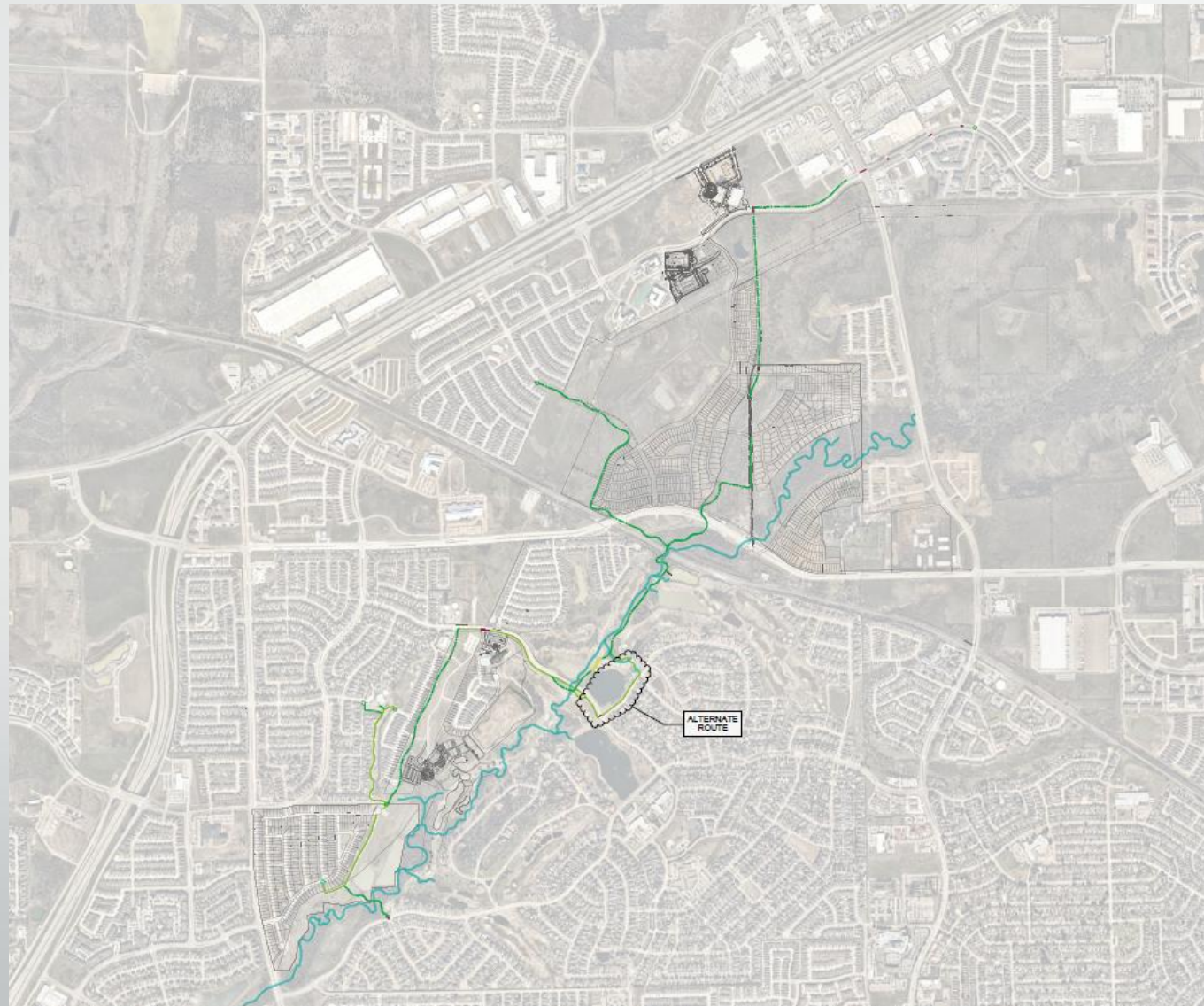


# Phase 11

314 Lots ( Perry, Shaddock, ALH)



# Hike & Bike Trail



# Castle Hills Changes and Operations

- ❖ Annexation expectation of 2021
- ❖ Lewisville Assumes all Municipal Functions
  - Equalized tax rate across all of Castle Hills
  - Castle Hills as a “beat” for Lewisville PD
  - City of Lewisville Fire Department Authority
  - After hours emergency response
  - City food establishment health inspections
  - Animal Control
  - Continued uninterrupted HOA powers



# HOA

## Facts & Information

- ❖ Mail Center: 23 full time employees; 1 manager, 14 mail carriers, 8 mail clerks  
Built in 2004 (expanded twice since then)  
2018 package delivery stats:
  - 201,133 packages delivered
  - 1,539 highest one day total packages delivered, December 6<sup>th</sup>
  - 25,393 highest month total packages delivered, December
  - 804 average daily package deliveryMail Center for Carrollton in Phase 11, built in 2018
- ❖ Violations: In 2018, there were 1,853 violation letters issued. In 2019 year to date, there have been 1,333 violation letters issued. Unresolved violations are very few; so very few fines. Letters are intended to create compliance not revenue.



# HOA

## Facts & Information (continued)

- ❖ Amenity Centers: 5 Public (Castle Hills Residents Only) amenity centers, each amenity center has:
  - Swimming Pool
  - Workout Room
  - Playground
  - Restroom
  - Drinking Fountain

3 Amenity Centers, Queen Margaret, Anna Ave, and Proud Knight have banquet rooms that residents can rent for a fee

2 Amenity Centers, Queen Margaret & Anna Ave have Basketball Courts

1 Amenity Center, Queen Margaret, has a game room and library

1 Amenity Center, Anna Ave, has a Sand Volleyball Court

1 Amenity Center, Queen Margaret, has a Pickle Ball Court

1 Amenity Center, Queen Margaret, has 5 lighted Tennis Courts

1 Amenity Center, Sword Bridge, has a Community Garden

# HOA

## Facts & Information (continued)

- ❖ Queen Margaret – 1999
  - Pool Renovation (2007)
  - Basketball and Tennis Court resurfacing (2019 – 3<sup>rd</sup> time)

Sword Bridge – 2004  
-Pool Renovation (2018)

Joyous Circle – 2008

Anna Ave – 2010  
- Basketball Court resurfacing (2019)

Proud Knight - 2015

# Castle Hills Parks

- ❖ Dragon Park
- ❖ Pirate Park
- ❖ Castle Park
- ❖ Panhandle Park
- ❖ Hidden Park
- ❖ Round Table Park
- ❖ Teardrop Park
- ❖ Academy Park
- ❖ Windsor Castle Park
- ❖ Almsbury Park
- ❖ Stoney Passage Park
- ❖ King Lionel Park
- ❖ Fan Park
- ❖ King Mark Park
- ❖ Phase 11 Park
- ❖ Berndt Park
- ❖ Phase 7 Park
- ❖ Lake Avalon Park
- ❖ Sports Fields
- ❖ Disc Golf Course in Phase 11



# Commercial Association Facts & Information

- ❖ Commercial Association: Commercial Association Assessment is .03 per \$100 valuation of the property on the previous year Denton County CAD records. Commercial Association performs the same functions for commercial properties within Castle Hills as the Residential Association does for the residential properties, which includes but is not limited to Architectural Review, violations, etc. They also are one of the sponsors for the 4<sup>th</sup> of July Freedom Festival in Castle Hills.