

Castle Hills Residential Association, Inc.

Annual Meeting 2021



Agenda

- ❖ **Welcome – Kristen Fritz**
- ❖ **Confirmation of Quorum**
- ❖ **Approval of Minutes of Preceding Meeting**
- ❖ **HOA Facts & Information**
- ❖ **Report of Officers/Questions & Answers:**
 - ❖ President – Chris Bright

Welcome

❖ HOA Team:

❖ **Kristen Fritz** – Senior Association Manager

❖ **Krissy Kelly** – Assistant Association Manager

❖ Attorneys:

❖ **Preston Patton** – Winstead PC

❖ **Alex Valdes** – Winstead PC

❖ Castle Hills Residential Association Board Members:

❖ **Chris Bright** – President

❖ **Parker Bright** – Vice President

❖ **Eric Stanley** – Secretary

HOA

Facts & Information

❖ **Sword Bridge Mail Center:** 27 full time employees; 1 manager, 17 mail carriers, 9 mail clerks

- **Built in 2004** (expanded twice since then)

❖ **2020 package delivery stats:**

- **266,010** packages delivered
- **30,844** packages delivered in December (highest volume month)
- **847** average daily package delivery
- **2020 saw a 20% increase in package delivery from years prior**

❖ **2021 package delivery stats so far:**

- **169,735** packages delivered
- **2021 on trend to be 2nd highest in package delivery on record**

❖ **Mail Center for Carrollton in Phase 11, built in 2018**

❖ **Mail Center for Lewisville section of Phase 10, built in 2020**

❖ **Mail Center for Carrollton section of Phase 10, under construction**

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Facts & Information (continued)

❖ **Compliance & Enforcement:**

- **2020:** 1,343 violation letters issued
- **2021 YTD:** 500 violation letters issued

❖ **Most common compliance issues:**

- **Maintain Estate - Landscaping**
- **Improper Trash Receptacle Storage**

❖ These letters are intended to create compliance, not revenue.

- Fines are imposed only in the most severe of cases, where no response is received.

❖ The letters are generally well received and encourage communication with us to clarify the rules and regulations that encumber all estates in the community.

❖ Our process may seem lengthy, but it has proven effective in getting the results the community wants in maintaining the property values and aesthetic appeal of Castle Hills.

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Facts & Information (continued)

❖ Amenity Centers & Other Amenities

❖ Queen Margaret (built in 1999)

**Being renovated this fall*

- Swimming Pool (renovated 2007)
- Workout Room
- Playground
- Banquet Room* (may be rented by residents only for a fee)
- Basketball & Tennis Courts (resurfaced 2019-3rd time)
- Pickleball Court (new in 2019)
- Game Room & Community Library

❖ Sword Bridge (built in 2004)

- Swimming Pool (renovated 2018)
- Workout Room
- Playground
- Community Garden

❖ Joyous Circle (built in 2008)

- Swimming Pool
- Workout Room
- Playground

❖ Anna Avenue (built in 2010)

- Swimming Pool
- Workout Room
- Playground
- Banquet Room* (may be rented by residents only for a fee)
- Basketball Court (resurfaced 2019)
- Sand Volleyball Court

❖ Proud Knight Lane (built in 2015)

- Swimming Pool
- Workout Room
- Playground
- Banquet Room* (may be rented to residents only for a fee)

❖ Sports Fields (residents & youth sports only)

❖ Disc Golf Course

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Facts & Information (continued)

❖ **Castle Hills Parks:**

There are over 3,768,000 square feet of Parks and Common Areas within Castle Hills, spread across 126 parcels. Here is a list of the major Parks, which the majority are currently maintained by DCFWSD:

- | | |
|------------------------------|--|
| ❖ Dragon Park | ❖ Stoney Passage Park |
| ❖ Boot Park | ❖ King Lionel Park |
| ❖ Pirate Park | ❖ Fan Park |
| ❖ Castle Park | ❖ King Mark Park |
| ❖ Panhandle Park | ❖ Phase 11 Park - <i>*HOA Maintained</i> |
| ❖ Hidden Park | ❖ Berndt Park |
| ❖ Round Table Park | ❖ Phase 7 Park |
| ❖ Teardrop Park | ❖ Lake Avalon Park |
| ❖ Academy Park | ❖ Sports Fields – <i>*HOA Maintained</i> |
| ❖ Windsor Castle Park | ❖ Disc Golf Course in Phase 11 – <i>*HOA Maintained</i> |
| ❖ Almsbury Park | |

Who To Contact?

- ❖ **Denton County Fresh Water Supply District (DCFWSO)** is the “acting municipality” until Castle Hills is annexed into the City of Lewisville, and are responsible for the below, with a few exceptions:
 - Park Maintenance & Improvements, *Sidewalk & Road Repair, Street & Alley Drainage Issues, Street Signage

**(Sidewalks directly in front of or beside the home is the responsibility of that property owner. The DCFWSO can be contacted for guidance or possible repair of these sidewalks)*
- ❖ **CoServ Electric** is responsible for Street Lights additions, replacement & repairs
- ❖ **CWD** for your Trash Receptacles (*Lewisville Residents Only; Carrollton Residents need to contact the City of Carrollton*)
- ❖ All inquiries applicable to the above areas or topics are encouraged to be directed to the appropriate entity by the resident.

2022 Projects

- ❖ As discussed in the 2020 Annual Meeting, the funds from the termination of the Grande contract will be used for much needed maintenance and updates throughout the community.
- ❖ For 2022, the focus will be major repairs and renovations to the Sword Bridge Mail Center estimated at **\$200,000**
 - ❖ This is the main hub for mail in Castle Hills, with mailboxes for 3,979 homes
 - ❖ Structural repairs and basic interior cosmetic work
 - ❖ Expand package room due to the increased volume in package mail
- ❖ Sword Bridge pool needs some potentially significant repairs, which will be determined in the off season
- ❖ Additional smaller projects

Q&A

Chris Bright

