



January 2024

THE Gatekeeper NEWSLETTER

2024 Annual Assessment: Now Due!

- The 2024 Annual Assessment is \$1,242 and invoices were mailed in October
- The Annual Assessment is due in full on January 1st every year
- It can be paid through January 31st without penalty
- Past due notices will be sent in February
- Interest of 18% per annum will begin accruing February 1st
- Demand letters will be mailed to delinquent accounts in March
- If payment is not received within 30 days of the mailed demand letter, a lien will be placed on the property and additional fees will be assessed for this process.

If you did not receive your invoice, we can provide an electronic copy of your ledger, which reflects the 2024 annual assessment charges.

Email us your Castle Hills address and request a copy of your ledger to hoa@castlehills.org

Payment options and instructions can be found on page #2.

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NEW! Castle Hills Events Committee

As the development of residential homes comes to an end, we are looking for more hands-on involvement from Castle Hills residents in the planning and execution of community events.

To accommodate this we are implementing a Castle Hills Events Committee.

This resident committee will work along side the HOA management company to come up with activities, coordinate with vendors, and work the events.

Having residents involved will further promote a sense of belonging that Castle Hills was designed for, where families know each other and friendships are developed and nourished through community comradery.

We are in the early stages of establishing this committee, but stay tuned for updates and details on how you can apply!



How To Pay Your Annual Assessment

The Annual Assessment can be paid via cash, check, or online

PAYMENTS CANNOT BE MADE OVER THE PHONE TO THE HOA OR COMMUNITY CENTER

Payments can be mailed to or dropped off at our main office:

2520 King Arthur Blvd, Ste #200

Lewisville, TX 75056

Monday-Friday, 8AM-5PM

Payments may also be dropped off at the community center :

2501 Queen Margaret Drive

Monday-Saturday, 9AM-5PM OR Drop Box

Checks Payable to: Castle Hills HOA

**Please include your Castle Hills address or account number with your payment to ensure it is processed correctly.*

Pay Online Through Zego (PayLease):

Step 1 | Visit <https://www.paylease.com/registration/homeowner>

Step 2 | Search For Your Property: **Castle Hills Residential Association**

Step 3 | Click on "This is My Property"

Step 4 | Register for a new account or log in as a returning user

**You will need your account number to register which is located at the top right of your statement (the 'T' account number).*

Step 5 | Make a one-time payment

If you have any questions related to your log in, please email hoa@castlehills.org

Payments processed by Zego (PayLease) | (866) 729-5327 | support.paylease.com

PLEASE REMEMBER when paying online:

The account number printed on the 2024 invoice is your current account number.

If you moved from one Castle Hills property to another, the account number has changed.

Paying on an old/closed account will result in your current account being delinquent.

If you are unsure of your account number, please contact our office so we can provide it to you.

972-410-6614

hoa@castlehills.org

COMMUNITY CENTER
2501 Queen Margaret Drive
Mon-Sat: 9AM-5PM
972-899-7500
communitycenter@castlehills.org

- Access Key-Fobs
- Banquet Room Rentals
- Sports Courts Reservations & Access Code
- Pool Memberships (during pool season)
- Sports Fields Reservations
- Community Garden Plot Rentals
- Driving & Park Maps
- General Information & Forms

Access to the workout rooms and pools (during pool season with purchase of a pool membership) is with a key-fob.

Each estate is allowed a maximum of two (2) active key-fobs.
Residents get the first one (1) at no charge.
An additional or replacement fob is \$20 cash or check.



REMINDER!

Please have all exterior holiday lights and décor removed by

January 15th, 2024.

Properties that still have exterior holiday décor visible after this date may be issued a violation notice.



Sports Fields Use & Reservations

The sports fields are for the use of Castle Hills residents only. Residents must be current on their HOA dues to reserve a field. Fifty percent of the rosters must be Castle Hills residents. The fields are for youth practice. Officiated games and league play are not permitted at any time.

The fields are for the use of community resident youths only.

If you see anyone using the fields that should not be, please call patrol at 214-274-2057

The seasons are as follows:

- **February 10th: Spring Season** (March-April-May)
- **May 10th: Summer Season** (June-July-August)
- **August 10th: Fall Season** (September-October-November)
- **November 10th: Winter Season** (December-January-February)

-The deadline to have applications submitted is the 10th of the month prior to the start of the season

-Applications received after these dates will be processed on a space available basis for the current or next upcoming season.

-Applications received by the deadline date, will have scheduling conflicts resolved using a lottery method.

-Applications can be emailed to **communitycenter@castlehills.org** or dropped at: 2501 Queen Margaret Drive





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Rachael Earnest, MD, FAAD**



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CASTLE HILLS LOCATION

1640 FM 544

Ste 100

Lewisville, TX 75056

Community Garden 2024 Applications

Applications for a garden plot are now available!

Please email a request for an application to
communitycenter@castlehills.org

Hard copies are available at the Queen Margaret
Community Center.

The deadline for application submissions is
January 15th, 2024.



The completed application and waiver page must be returned along with a \$30 adopt-a-plot fee.

Plot sizes will depend on how many applications are received. There are 16 garden plots that
measure 4ft by 16ft that can be divided into smaller 4ft by 8ft plots, making 32 plots available.

If you have any questions, you can contact the community center at 972-899-7500 or
email **communitycenter@castlehills.org**



Winter Weather Awareness

With the winter months approaching, please be mindful of the
weather and take appropriate measures to ensure your property is
prepared for freezing temperatures.

Make sure your irrigation is turned off prior to impending freezing weather.

If your system has a freeze sensor on it, do not rely on it to stop your
system from running.



If your system runs during freezing temperatures, it can be damaged and any water coming from it will freeze
instantly, creating hazardous driving conditions.

Residents who have not done this in the past have created dangerous slick areas around their properties (alleys,
driveways, streets, sidewalks etc.).

Remember, you are responsible for the maintenance of your estate.

Please help keep Castle Hills safe and turn off your irrigation systems during freezing weather.

Remember the 4 P's: People, Pets, Plants & Pipes!



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goswimfrisco@britishswimschool.com
469/430-0686
britishswimschool.com/frisco-prosper

Survival of the Littlest
British Swim School franchise opportunities are available. For more information: franchise.britishswimschool.com

Basketball Courts Locks Repaired

As some may have noticed, the entry gates at both the Anna Avenue and Queen Margaret basketball courts have finally been repaired and are functioning.

Please reach out to the community center at **972-899-7500** or **communitycenter@castlehills.org** for the access codes.

The courts are intended for Castle Hills residents and their guests only.

Please be diligent when sharing the entry codes.



Extended HOLIDAY SPECIAL

3 SESSIONS FOR JUST \$99

Kick off your New Year with ALLOY!

Each bundle includes:

- Three individualized personal training sessions
- A personalized assessment
- Nutrition Guidance
- Accountability + Support

*Exclusions Apply: Holiday bundle only available for new members. Limit one bundle per customer. All three sessions must be used by March 31, 2024. Holiday bundle must be purchased on or before January 30, 2023

Alloy Personal Training Castle Hills
2520 King Arthur Blvd Ste 101
Lewisville, TX 75056
972-360-9103

ALLOY

COMPLIANCE CORNER



Winter is Here!

Maintaining a landscape during winter and protecting plants from freezing temperatures is essential for their health and survival. Here are some tips to help you care for your landscape in the winter:

Monitor Plant Health: Regularly inspect your landscape for signs of stress or damage. Address any issues promptly to prevent further damage.

Mulching: Apply a layer of mulch around the base of plants to insulate the soil and protect roots from extreme temperatures. Mulch also helps retain soil moisture and prevents rapid temperature fluctuations.

Watering: Proper watering is crucial. Make sure plants are well-hydrated before the first freeze. However, be cautious not to overwater, as waterlogged soil can contribute to root rot.

Protect Sensitive Plants: Cover sensitive plants with burlap, frost cloth, or old bedsheets on nights when frost or freezing temperatures are expected. Remove the covers during the day to allow sunlight and air circulation.

Wrap Tree Trunks: Wrap the trunks of young or susceptible trees with burlap or tree wrap to protect against sunscald and rodent damage. This is particularly important in areas with fluctuating winter temperatures.

Avoid Salt Damage: Be cautious with de-icing salts near plants, as they can damage roots and foliage. Consider using alternatives like sand or calcium magnesium acetate.

By following these tips, you can help your plants survive winter and thrive when spring arrives.

The information provided is general and not a substitute for professional advice. If you have specific questions about your landscape, especially in challenging conditions like winter, it's recommended to consult with a qualified professional, such as a certified arborist or horticulturist, for personalized guidance.

Janessa Rivera | HOA Compliance Coordinator
janessa.rivera@castlehills.org - 972-410-6518

972.410.6614 Castle Hills Residential Association HOA@castlehills.org



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SUN. FEB 4

10AM-5PM

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chris.rugila@cfsbeds.com

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Residential Architectural Review Committee (RARC)

The RARC is in place to ensure that any additions and/or changes made are done correctly for both the aesthetic appeal of Castle Hills and adherence to the Deed Restrictions and Design Guidelines that encumber each estate.

-You **MUST** have RARC approval for ANY additions or changes made to the property.

This includes but is not limited to the following:

- Fence Replacement (fences must be smooth side out and stained to a medium brown finish)
- Trash Pad Installation
- Satellite Dish Installation
- Landscape Border Additions Around Flower Beds & Trees
- Roof Replacements (they must have the brand, style and color of the shingle, even if it is 'same as existing')
- Pools, Arbors, Covered Patios, Driveway Gates, New Front Doors, etc.

-You do **NOT** need RARC Approval for the following:

- Cleaning & Staining your fence to a medium brown finish
- Painting exterior trim the same color (includes all doors)
- Removing and replacing dead landscape with the same or similar plants
- Exterior repairs that are restoration to original condition
- Parkway tree replacement with the correct tree species for your street and tree size is a minimum 3 ½" inch caliper (diameter) tree when measured 12" inches from the base of the tree.

Trash Receptacle Storage

The Deed Restrictions that govern each estate requires trash/recycle receptacles to be stored out of public view on non-trash collection days.

The receptacles are to be stored in the garage or behind the fence so they are not visible from the street or to your neighbors.

They CANNOT be stored at the side of the house.

Some residents have received ARC approval to install a 'trash pad' at the side of their home with adequate fence screening, however, you **MUST** get ARC approval.

Properties that have trash pads without the required fence screening will be issued a violation letter.

***The screening fence MUST be a minimum of 2-3 feet back from the front of the home.**



Instructions to obtain the ARC application is on the “Useful Community Contacts & Info” page



Concrete Slabs For Trash Receptacle Storage

Trash receptacles may be stored on an ARC approved concrete slab at the side of the home with the required fence screening (pictured above).

Trash receptacles may also be stored on an ARC approved concrete slab in the alley. They cannot be stored on the grass along the alley fence or at the end of the driveway. Improper storage such as this creates a mess and makes it difficult for drivers to see and maneuver through the alley.

Please be a courteous neighbor and make sure you are storing your trash receptacles properly and in compliance with the Deed Restrictions.

Committee & Group Contacts

Castle Hills Community Center
2501 Queen Margaret Drive
CommunityCenter@castlehills.org
972-899-7500

Castle Hills LinkedIn.com Group
Bruce Goldberg: brucegoldberg@gmail.com
www.facebook.com/groups/castlehillscmmunity

Castle Hills Mail Center
701 Sword Bridge Drive
castlehillsmailcenter@castlehills.org
972-899-0030

Castle Hills Progressives & Liberals Club
Meets once a month on the 3rd Tuesday
chprogressives@gmail.com

Castle Hills Security Patrol
24 hours a day, 7 days a week: 214-274-2057

Familia Latina de Castle Hills
For all Spanish speaking neighbors
Facebook Group: <https://www.facebook.com/groups/CHfamilialatina/>
To join, please email: maribaradell@gmail.com

***NEW* Pickleball & Tennis Friends!**
Facebook Group: "Castle Hills Pickle Ball and Tennis"
This resident group plans multiple "open play" get togethers throughout the week.

Residential Architectural Review Committee
Meet every 2nd & 4th Monday of the month to review resident modification applications.
If interested in being on the committee, please email: RARC@brightco.com

Riverstone Ministry
Castle Hills Bible Study
riverstoneministry.com
For more information contact: sarahdawnnelson@hotmail.com

Tennis Men's Casual Doubles
Every other Saturday 9-11 am, Courts 3 & 4
Phil Kessler: 214-536-7566, philkessler@yahoo.com
See schedule on wall outside Community Center

<https://www.facebook.com/groups/castlehillscmmunity>
To add or edit your group contact on this page, email:
krissy.kelly@brightrealty.com



Children's Play Groups

The following are the current play groups by age:

Castle Hills Crusaders — Born August 2016 - August 2017
Kendall Meck, k.meck@hotmail.com

Castle Cuties — Born August 2018 - August 2019
Jen Wilder, Jen.manuel.wilder@gmail.com
Kelly Reimer, Kelish7@yahoo.com

Castle Little of Castle Hills—Born August 2019- August 2020
Jennifer Fiske, jennfiske@yahoo.com
<https://www.facebook.com/groups/136638321623075/>

New To The CH Crew — Born September 2020-August 2021
Shawna Gonsuron, gonsuron.sha@gmail.com
<https://www.facebook.com/groups/174299184611911/>

NEW GROUP!
Castle Hills Little Lords and Ladies—Born August 2021-August 2022
https://www.facebook.com/groups/840178121068656/?ref=share_group_link

Facebook Groups

Facebook Groups (2023-2024 School Year)

12th Grade - "Castle Hills Class of 2024"
11th Grade - "Castle Hills Class of 2025"
10th Grade - "Castle Hills Class of 2026"
9th Grade - "Castle Hills Class of 2027"
8th Grade - "Castle Hills Class of 2028"
7th Grade - "Castle Hills Class of 2029"
6th Grade - "Castle Hills Class of 2030"
5th Grade - "Castle Hills Class of 2031"
4th Grade - "Castle Hills Class of 2032"
3rd Grade - "Castle Hills Class of 2033"
2nd Grade- "Castle Hills Class of 2034"
1st Grade - "Castle Hills Class of 2035"
Kindergarten - "Castle Hills Class of 2036"

Do you have a play group to add or update?

Please email Krissy Kelly below to update or add play group information to this page:

krissy.kelly@brightrealty.com



Village Shops and Plaza Shopping Directory

The Village Shops are open 7 days a week. Call individual stores for specific hours.

Convenience Stores

CASTLE SPIRITS
972-899-0906

VILLAGE MARKET
972-899-3488

Food & Beverages

**THE GRIND BURGER BAR &
TAP ROOM**
972-410-0320

HILLS CAFÉ
972-410-0164

KANZI SUSHI & HIBACHI
972-899-9779

LONDON BAKER
972-410-0106

P.I.E 3.14 EVERYDAY EATERY
972-899-2718

RAMEN, IZAKAYA AKIRA
972-410-0294

SOPHIA'S KITCHEN
972-899-9665

T.B.D KITCHEN
972-899-2073

Z'S WOK
972-899-1087

Professional Services

ATCHLEY CHIROPRACTIC
972-899-9737

**AMERICAN LEGEND HOMES
DESIGN GALLERY**
972-410-5721

EDWARD JONES FINANCIAL
972-899-3021

FARMERS INSURANCE
972-620-3026

LIBERTY POSTAL BUSINESS CENTER
972-899-9275

RENEE MEARS REALTORS
972-899-1953

Specialty Services

DALLAS CONSERVATORY
469-444-7971

ESTILO JEWELRY
Suite #171

HILL BROS. CLEANERS
972-899-9239

KIDDIE ACADEMY
972-410-4675

KIM'S TAILOR
972-899-1801

**MUSIC ACADEMY OF
CASTLE HILLS**
972-899-1315

THE READING RANCH
214-436-5533

Health & Beauty

CASTLE HILLS DENTAL
972-899-9288

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972-899-9238

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972-424-2465

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For leasing information, please contact:

Britton Lankford - 972-410-6600

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Join us now and enter our Project Zero Challenge for the Holidays!
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Visit:
ReneeMears.Com

For reliable Castle Hills Real Estate Information.
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TheDallasConservatory.org



Useful Community Contacts & Information

Castle Hills HOA

2520 King Arthur Blvd, Ste #200
Lewisville, TX 75056
972-410-6614
hoa@castlehills.org

Castle Hills Mail Center

700 Sword Bridge Drive
Lewisville, TX 75056
972-899-0030
chmc@castlehills.org

Community Center

2501 Queen Margaret Drive
Lewisville, TX 75056
972-899-7500
communitycenter@castlehills.org

Castle Hills Patrol

214-274-2057

Residential Architectural Review Committee (RARC)

rarc@brightco.com

City of Carrollton (Water/Trash)

972-466-3120

City of Lewisville Water Billing

972-219-3440

CWD

972-392-9300

Vector Security Monitoring

817-424-3838

CoServ Gas & Electric

800-274-4014

Atmos Energy

888-286-6700

HOA: General Community Inquiries & Concerns

General Contact: hoa@castlehills.org
972-410-6614

LaTonya Coleman, Resident Coordinator
latonya.coleman@castlehills.org

Janessa Rivera, Compliance Coordinator
janessa.riveria@castlehills.org

Malia Tibbie, Commercial Compliance Coordinator
malia.tibbie@castlehills.org

Krissy Kelly, Assistant Association Manager
krissy.kelly@brightrealty.com

Construction Hours in Castle Hills:

Mon-Fri: 7AM-7PM

Sat: 8AM-6PM

Sun & Major Holidays:
-NONE-

**If you observe construction
outside of these hours, contact
Castle Hills Patrol.*

Castle Hills CCRs & Guidelines

These documents and more are available electronically under the Resident Portal section of www.castlehills.com

Mandatory HOA/Annual Assessment

Castle Hills is an HOA community and all residents pay an annual assessment that is invoiced at the end of the year, and is due January 1st every year.

Not Residing in the Neighborhood?

If you own a Castle Hills property, but do not live in the neighborhood, it is your responsibility to provide us with a current mailing address to ensure you receive important community notices and invoices.

ARC Approval & Application

Any changes or additions made to the property, including but not limited to, re-roofing, fence replacement, satellite dish addition, or pool installations, must be approved prior by the RARC to ensure the work is done correctly and maintains the integrity of the property and the aesthetic appeal of the community. The application is available on the Resident Portal section of www.castlehills.com, or you may request a copy from: hoa@castlehills.org

Who To Contact?

Post Annexation Directory

Castle Hills Master Association

- ♦ Amenity centers and their grounds (pools, workout rooms, sports courts, playgrounds, etc.), account status, ledger copies, document requests, etc.
Castle Hills HOA: (972) 410-6614
hoa@castlehills.org
- ♦ Banquet Room Rentals & Tennis Court Reservations
Community Center: (972) 899-7500
communitycenter@castlehills.org
- ♦ Residential Architectural Review Committee (RARC): RARC@brightco.com

City of Lewisville

- ♦ Streets, Sidewalks & Screening Walls: (972) 219-3510
- ♦ Report Water Leak Or Sewer Issue: (972) 219-3510
- ♦ Animal Services: (972) 219-3478
- ♦ Hazardous Waste: (972) 219-3699
- ♦ Code Enforcement: (972) 219-3480 **Not applicable to HOA rules*

Streetlights

- ♦ **CoServ Electric** is responsible for Street Light additions, replacement & repairs
800-274-4014 (press #4, then #5 for repair & maintenance)

Trash Pick Up & Receptacles

- ♦ **CWD** for Lewisville residents only: (972) 392-9300
- ♦ **City of Carrollton** for Carrollton residents: (972) 466-3120



Have something to add to the community corner? Do you pet sit, baby sit or house sit? Do you offer other services such as tutoring or teaching in the community? Are there school events, activities or student achievements you'd like to share?

Please email Krissy Kelly to include any of the above on this page.

krissy.kelly@brightrealty.com

