



March 2024

# THE Gatekeeper NEWSLETTER

## Easter Egg Hunt

**SATURDAY, MARCH 23RD @ LAKE AVALON PARK**

The 0-3 age group will start promptly at 10AM and the other age groups (4-6 and 7-10) will start about 5 minutes later.

This gives parents of the little ones time to assist them during their hunt prior to the others starting.

The Easter Bunny is sure to make an appearance, so bring your smiles and cameras!

Kiddos will need to bring their own baskets for hunting. Before you leave, please empty the contents of the plastic eggs in your baskets and leave the plastic eggs in one of the containers by the Easter Bunny so we can recycle and use them again next year.

If you don't leave the plastic eggs the day of the event, you can drop them off at the Community Center at 2501 Queen Margaret Drive during their business hours.

We will see you there, happy hunting!

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## CASTLE HILLS EVENTS 2024

There are some changes in the Castle Hills events this year.

Previously, events were co-managed by the Castle Hills HOA and Castle Hills Village Shops, and took place in both the Village Shops and Lake Avalon.

To make the events more manageable, and focused on Castle Hills residents and their families, events will now be split between the two entities.

Starting this year, in addition to the annual Easter Egg Hunt, the Castle Hills HOA will now host the 4th of July Freedom Festival and Fall Festival exclusively in Lake Avalon.

The Castle Hills Village Shops will continue to host Holiday in the Plaza and the other year-round events that residents are familiar with.



# CASTLE HILLS EVENTS 2024 continued



## FAQ's

### Q: Who hosts or manages the events?

A: The Castle Hills HOA and Castle Hills Village Shops.

### Q: What is changing?

A: The location. Historically, the Freedom Festival has been held in both Lake Avalon and the Castle Hills Village Shops. Now it will be held exclusively in Lake Avalon, as well as Fall Festival.

### Q: Where will each event be?

A: The Easter Egg Hunt, Freedom Festival and Fall Festival will all be in Lake Avalon. The rest will be in the Castle Hills Village Shops as in previous years.

### Q: Why are changes being made?

A: To make the events more focused and accessible to Castle Hills residents and their families, and more manageable for those hosting them.

### Q: Are the other events (Holiday in the Plaza, etc.) still taking place?

A: Yes! None of the events are going away.

Still have questions? You can reach out to us at [hoa@castlehills.org](mailto:hoa@castlehills.org)

**CASTLE HILLS**  
VILLAGE SHOPS & PLAZA

**Outdoor Market**  
First Saturdays

**2024 market days**

Jan 6	10am-2pm
Feb 3	10am-2pm
Mar 2	10am-2pm
Apr 6	10am-2pm
May 4	9am-1pm
June 1	9am-1pm
July 6	9am-1pm
Aug 3	9am-1pm
Sept 7	9am-1pm
Oct 5	10am-2pm
Nov 2	10am-2pm
Dec 7	10am-2pm

# 2024 Annual Assessment: NOW LATE! (if you have not already paid)

- The Annual Assessment is due in full on January 1st every year.
- Interest of 18% per annum begins to accrue on accounts with a balance on 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.
- Additional fees for certified mailing of the demand letter and placing the lien will be charged back to the owner.

**If you receive a DEMAND LETTER, and you paid your dues, please reach out to our office ASAP.**

These are typically cases where payments are misapplied and need to be corrected, which cannot be done without notification.

## 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 with your payment to help 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 ‘ t ’ account number to register which is located at the top right of your statement*

Step 5 | Make a one-time payment

If you have any questions related to your log in, please email [hoa@castlehills.org](mailto:hoa@castlehills.org)

Payments processed by Zego (PayLease) | (866) 729-5327 | [support.paylease.com](https://support.paylease.com)



**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.



# Pool Season 2024

**April 1st – October 31st**

Pool season is right around the corner!

Access to the pools requires submission of an application, key-fobs and purchase of a pool membership.

Applications will be available on March 27th for early submission.



More information and pricing for 2024 will be available in the April edition of *The Gatekeeper*.

If you are leasing, you will need to obtain and submit written authorization from your landlord to access the amenities.

**As a reminder, residents must be current on their dues to purchase a pool membership, and maintain amenity access.**



## 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



# COMPLIANCE CORNER

## *Connect & Contribute:*

### Explore the Lewisville Resident Portal

Did you know you have access to the City of Lewisville resident portal? This convenient platform allows you to make additional inquiries and requests with ease. Whether you have a pothole to report, standing water on your street, or simply want to share your concerns or provide feedback, the resident portal is available to streamline communication between you and the city.

Below are the types of reports you can make:

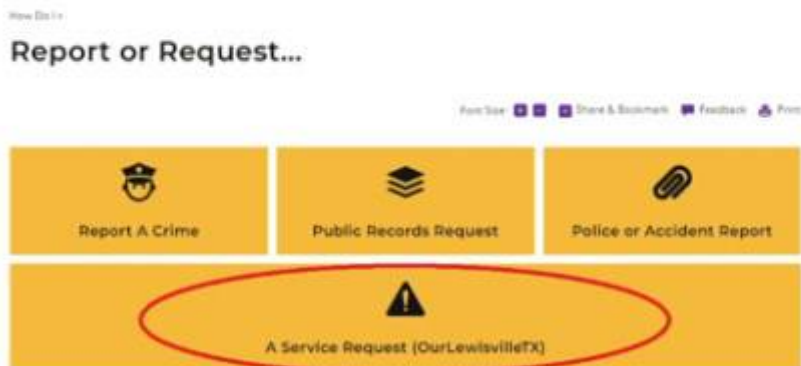
- Animal Concern
- Building Concern
- Health Concern
- Outdoor Watering Restriction Violation
- Parks & Recreation Concern
- Questions & Feedback
- Short Term Rental Concerns
- Street Lamp Concern
- Street/Sidewalk Concern
- Traffic Signal Concern
- Trash Cart/Recycling Concern
- Utility/Electrical Box Concern
- Vehicle Concern
- Water/Sewer Concern

Take advantage of this resource to stay engaged and help us all maintain and improve the quality of life in Lewisville. Below are instructions on how to access the portal:

1. Visit: City of Lewisville site: <https://www.cityoflewisville.com/home>
2. Hover over 'HOW DO I' and click 'Report or Request' from the options.



3. Choose 'A Service Request (OurLewisvilleTX)'



4. From here you will be able to create an account and/or login to make your complaint to the City of Lewisville. Should you have any additional questions, contact the City of Lewisville directly at 972.219.3400.



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## **Hebron Band Butterbraids Fundraiser**



**Online Sales March 1st-18th**

Delivery Date: Butter Braids will be delivered before  
March 31st (Easter)

Questions? [butterbraids@hebronband.org](mailto:butterbraids@hebronband.org)



<http://tinyurl.com/hebronbandbutterbraids>



**Students Deliver Locally!**





ber 4, 2023



## 3 EASY STEPS

to make the perfect  
Butter Braid® pastry!

**KEEP FROZEN UNTIL READY TO USE**

- 1 THAW**



Allow to thaw and rise at room temp. for 8 to 12 hrs. until about double in size
- 2 RISE**



Bake at 325°F for 22 to 27 min. or until golden brown.
- 3 BAKE**



Cut small hole in corner of icing packet and drizzle over top of braided pastry. Enjoy!



Please see packaging for full baking directions!

**ORDER  
NOW**





# 8th Annual **GOLF** **TOURNAMENT**

May 31, 2024

8:30AM SHOTGUN START



**BREAKFAST AND LUNCH INCLUDED**

**FOUR HOLE-IN-ONE CONTESTS!  
YOU COULD WIN A TRIP FOR 2 TO PEBBLE BEACH,  
WHISTLING STRAIGHTS, PINEHURST OR BANDON DUNES!**

**POKER RUN, LONG DRIVE CONTEST,  
CLOSEST TO PIN CONTEST AND MORE!**



SCAN THE QR CODE ABOVE OR REGISTER ONLINE AT :  
[WWW.HEBRONBAND.ORG/GOLF](http://WWW.HEBRONBAND.ORG/GOLF)

QUESTIONS? [GOLF@HEBRONBAND.ORG](mailto:GOLF@HEBRONBAND.ORG)



## 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](mailto:CommunityCenter@castlehills.org)  
972-899-7500

**Castle Hills LinkedIn.com Group**  
Bruce Goldberg: [brucegoldberg@gmail.com](mailto:brucegoldberg@gmail.com)  
[www.facebook.com/groups/castlehillscommunity](http://www.facebook.com/groups/castlehillscommunity)

**Castle Hills Mail Center**  
701 Sword Bridge Drive  
[castlehillsmailcenter@castlehills.org](mailto:castlehillsmailcenter@castlehills.org)  
972-899-0030

**Castle Hills Progressives & Liberals Club**  
Meets once a month on the 3rd Tuesday  
[chprogressives@gmail.com](mailto: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](mailto: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](mailto:RARC@brightco.com)

**Riverstone Ministry**  
Castle Hills Bible Study  
[riverstoneministry.com](http://riverstoneministry.com)  
For more information contact: [sarahdawnnelson@hotmail.com](mailto: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](mailto:philkessler@yahoo.com)  
See schedule on wall outside Community Center

<https://www.facebook.com/groups/castlehillscommunity>  
To add or edit your group contact on this page, email:  
[krissy.kelly@brightrealty.com](mailto: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](mailto:k.meck@hotmail.com)

**Castle Cuties — Born August 2018 - August 2019**  
Jen Wilder, [Jen.manuel.wilder@gmail.com](mailto:Jen.manuel.wilder@gmail.com)  
Kelly Reimer, [Kelish7@yahoo.com](mailto:Kelish7@yahoo.com)

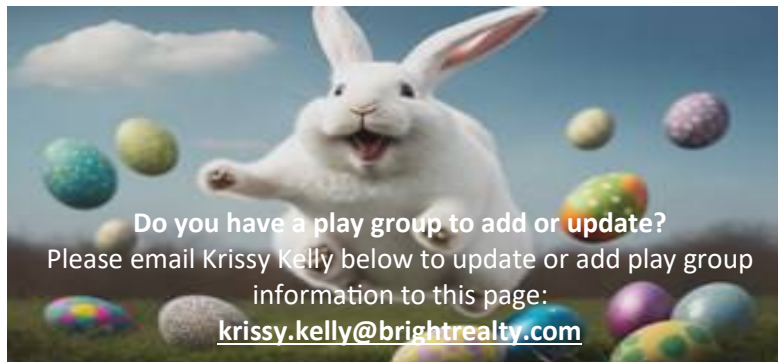
**Castle Little of Castle Hills—Born August 2019- August 2020**  
Jennifer Fiske, [jennfiske@yahoo.com](mailto:jennfiske@yahoo.com)  
<https://www.facebook.com/groups/136638321623075/>

**\*NEW GROUP!\***  
**Castle Hills Little Lords and Ladies—Born August 2021-August 2022**  
[https://www.facebook.com/groups/840178121068656/?ref=share\\_group\\_link](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](mailto: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

**PI.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

**COCO NAILS & SPA**  
972-899-9238

**GENERATIONS SALON**  
972-424-2465

## *Sports & Fitness*

**\*NEW TENANT!\***  
**ALLOY PERSONAL TRAINING**  
**CASTLE HILLS**  
972-360-9103

**CASTLE HILLS  
TAEKWONDO AMERICA**  
972-899-1119

**PLATINUM PILATES**  
972-316-9220

**CASTLE HILLS**  
VILLAGE SHOPS & PLAZA



**For leasing information, please contact:**

Britton Lankford - 972-410-6600  
brightrealty.com





# CASTLE HILLS

VILLAGE SHOPS & PLAZA

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972.316.9220  
[www.Platinum-Pilates.com](http://www.Platinum-Pilates.com)



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Alloy Personal Training Castle Hills  
2520 King Arthur Blvd Ste 101  
Located in the Castle Hills Village Shops

Join us now and enter our Project Zero Challenge for the Holidays!  
[AlloyPersonalTraining.com/location/castle-hills-tx](http://AlloyPersonalTraining.com/location/castle-hills-tx)

# ALLOY



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Castle Hills Village Shops!!

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## Hills cafe

— BREAKFAST & LUNCH —



Visit:  
[ReneeMears.Com](http://ReneeMears.Com)

For reliable Castle Hills Real Estate Information.  
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# CASTLE HILLS

## VILLAGE SHOPS & PLAZA



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[www.ramenizakayaakira.com](http://www.ramenizakayaakira.com)



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Financial Advisor

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Lewisville, TX 75056  
972-899-3021

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Franz Lucas DDS

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972-899-9288  
[castlehillsdental.com](http://castlehillsdental.com)

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469.444.7971 | [CastleHills@TheDallasConservatory.org](mailto:CastleHills@TheDallasConservatory.org)  
2520 King Arthur Blvd, Suite 104

[TheDallasConservatory.org](http://TheDallasConservatory.org)



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Owner

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F: 972.899.9276

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[www.libertypostal.com](http://www.libertypostal.com)  
[www.facebook.com/libertypostal](http://www.facebook.com/libertypostal)



# Useful Community Contacts & Information

## **Castle Hills HOA**

2520 King Arthur Blvd, Ste #200  
Lewisville, TX 75056  
972-410-6614  
[hoa@castlehills.org](mailto:hoa@castlehills.org)

## **Castle Hills Mail Center**

700 Sword Bridge Drive  
Lewisville, TX 75056  
972-899-0030  
[chmc@castlehills.org](mailto:chmc@castlehills.org)

## **Community Center**

2501 Queen Margaret Drive  
Lewisville, TX 75056  
972-899-7500  
[communitycenter@castlehills.org](mailto:communitycenter@castlehills.org)

## **Castle Hills Patrol**

214-274-2057

## **Residential Architectural Review Committee (RARC)**

[rarc@brightco.com](mailto: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](mailto:hoa@castlehills.org)  
972-410-6614

**LaTonya Coleman**, Resident Coordinator  
[latonya.coleman@castlehills.org](mailto:latonya.coleman@castlehills.org)

**Janessa Rivera**, Compliance Coordinator  
[janessa.riveria@castlehills.org](mailto:janessa.riveria@castlehills.org)

**Malia Tibbie**, Commercial Compliance Coordinator  
[malia.tibbie@castlehills.org](mailto:malia.tibbie@castlehills.org)

**Krissy Kelly**, Assistant Association Manager  
[krissy.kelly@brightrealty.com](mailto: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](http://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.castlhills.com](http://www.castlhills.com), or you may request a copy from: [hoa@castlehills.org](mailto: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](mailto:hoa@castlehills.org)
- ♦ Banquet Room Rentals & Tennis Court Reservations  
Community Center: (972) 899-7500  
[communitycenter@castlehills.org](mailto:communitycenter@castlehills.org)
- ♦ Residential Architectural Review Committee (RARC): [RARC@brightco.com](mailto: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](mailto:krissy.kelly@brightrealty.com)**

