



October 2024

THE Gatekeeper NEWSLETTER

2025 Annual Assessment Invoices: This Month!

Invoices for the 2025 annual assessment will be issued this month, so watch your mailboxes! **If you do not reside at your Castle Hills property, it is your responsibility to ensure we are provided a current mailing address!**



The 2025 annual assessment is \$1,360. A portion of this amount (\$100) will go into the capital reserve account for the community.

The annual assessment is due in full on January 1st.

We have found invoicing the assessment early allows residents time to make payments towards the assessment in the months leading up to the due date, and prior to the holiday season.

More information will be on the invoice, and the subsequent email correspondence to follow.

Enclosed:

Annual Assessment & Tree Trimming Information.....	1-3
Annual Meeting, Campaign Signs & Exterior Holiday Lights.....	5-6
Upcoming Events.....	7-8
Village Shops Information.....	10-12
Community & City Contacts.....	12-13
Community Corner.....	14

Fall Festival Details

Be sure to mark your calendars and join us for the last HOA event of the year!

We are excited to welcome you and your families to a new Fall Festival!

Like this year's 4th of July Freedom Festival, the fall event will take place in Lake Avalon, and offer both traditional activities, as well as some new, fall themed offerings for the family, such as photos ops, and a **costume parade!**

Kiddos can wear their costumes to the event, and take part in a parade around the Lake Avalon circle. There will be a parade every 30 minutes from 2:30 pm to 4:30 pm, so if you miss one, you can catch the next one!

We are also very excited to announce we have teamed with the iconic **Fletcher's Original Corny Dogs** this year as the exclusive food truck of the event. If you don't want to trek to the State Fair, we have you covered!

We look forward to seeing everyone, and hope you enjoy this year's Fall Festival!



The Castle Hills Village Shops will end the event's season with their annual Holiday in the Plaza event in late November (details will be available closer to event time).

Volunteers

We can always use volunteer help at our events! This is a good opportunity to meet any obligations for community programs, and just get involved and give back to the neighborhood. Please contact krissy.kelly@brightrealty.com for details!

[illegible]

For those unaware, the annual parkway tree trimming forms are now processed entirely electronically.

Notices and signature forms are no longer going through the mail.

Resident's who are eligible and want the complimentary parkway tree trimming service can obtain the form on the resident portal, or send a request for the form via email to: communitycenter@castlehills.org

The signed form can be returned via email or drop off at the community center, located at:
2501 Queen Margaret Drive, Lewisville TX, 75056.

Their hours are **Monday - Saturday, 9AM-5PM** and can be reached at **972-899-7500**.

Walk in's will also be accommodated for those who prefer that method.

Property owner must sign the form—tenant signatures will not be accepted.



Am I Eligible For the Parkway Tree Trimming?

Residents must be current on their dues, and have parkway trees on their property.

The below areas of Castle Hills either do not have parkway trees, or are in newly developed areas and their trees do not need trimming at this time.

- ◆ Castle Hills North
 - ◆ Chateaux at the Shops
 - ◆ Golf Villas I & II
 - ◆ The Reserve
 - ◆ The Retreat
 - ◆ Quarters at the Shops
 - ◆ Townhomes at Northpointe I, II & III
 - ◆ Castle Hills Northpointe

You can also email us your address and we will confirm if you are eligible or not: [**communitycenter@castlehills.org**](mailto:communitycenter@castlehills.org)

For those unfamiliar, more details regarding this tree trimming service can be found on page #3.

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.

Parkway Trees, Lawn Trees: *What's The Difference?*

Parkway trees are located in the land between the sidewalk and the street (see graphic below). These trees are in front of and/or along the side of the home, depending on if the home is a corner lot or not.

Parkway trees were implemented in Castle Hills to give streets a canopy effect as these trees continue to grow.

Lawn trees (or 'private' trees) are planted within the actual lawn of the property (not in the parkway).

All estate trees are requirements of the Castle Hills Landscape Design Guidelines, however, each phase of the community differs in tree requirement specifics, and some areas do not have parkway trees, but only lawn trees.

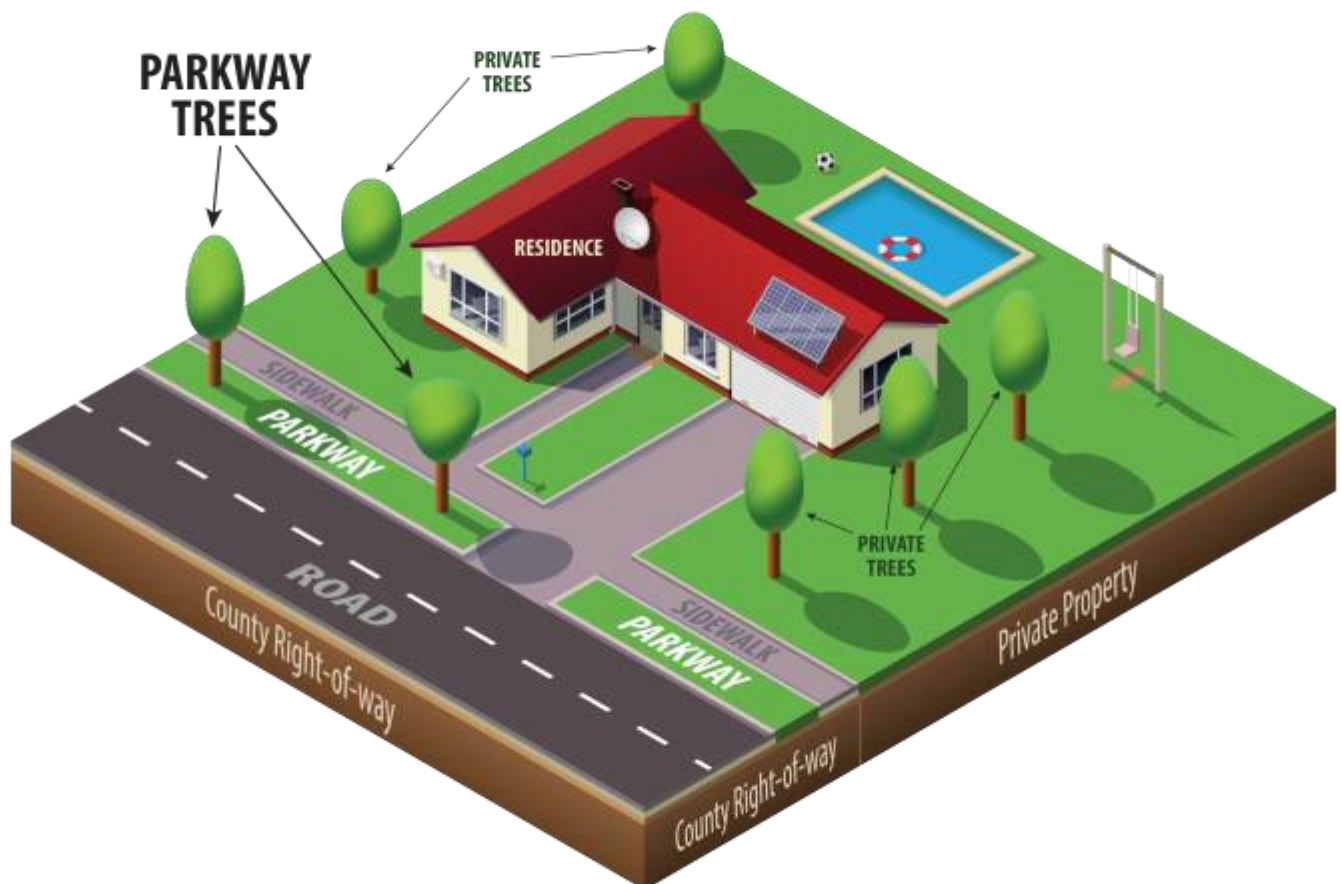
All estate trees are the responsibility of the homeowner should they need trimming or replacement.

The tree trimming service that is offered by the Castle Hills Master Association (CHMA) is for the parkway trees only, and does not include the lawn trees. This trimming services aids in the upward growth of the parkway trees, and helps keep them limbed up to a 7ft-8ft clearance of the streets and sidewalks.

Only the lower branches are pruned AS NEEDED at the discretion of the landscape crew. The trees will not be shaped, thinned out or otherwise manicured. If a more detailed service is desired, residents may make those arrangements **separately from this trimming service**, with any vendor they wish.

The landscape crew doing the trimming service CANNOT accommodate any special requests!

This service is done during the winter months (November to February), and there is no set schedule to relay as the community is large and the landscape company will be processing phases as they go. If you have additional questions regarding the parkway tree trimming, please contact us at: hoa@castlehills.org



CASTLE HILLS FALL FESTIVAL

OCTOBER 19TH | 2:00 PM - 5:00 PM

LAKE AVALON PARK

BOUNCE HOUSES, LAWN GAMES, ARTS & CRAFTS,
COSTUME PARADE & MORE!

Featuring:



Fletcher's
Original
CORNY DOGS
Millions sold since 1942!

Miss the Annual HOA Meeting?



The annual meeting minutes, handouts and reference applications are now available on the resident portal at **<https://castlehills.com>**

If you have not already signed up for the access to the resident portal, please email: **communitycenter@castlehills.org**

They are also available for direct download in the email this edition of *The Gatekeeper* came through.

Campaign Signs: Rules Reminder

- Campaign signs may be posted as early as 90 days before an election. **NO EARLIER.**
- They must be removed within 10 days after the election
- It is illegal to place any signs on or within the right of way. This includes posting signs on trees, telephone or light poles, traffic signs and any other object in the right of way.
- Campaign signs may be placed in the yard of your home.



****This does NOT include the parkway (strip between the street and sidewalk) or common areas—signs will be removed if seen in these areas.***

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.



Exterior Holiday Lights

The time is near! Many residents have their exterior lights installed around this time for the holiday season.

We ask that you please refrain from lighting your exterior lights before mid November (aside from 'testing' them).

Also, contractor signs are not permitted at any time, so please inform your vendors to not place their signage on your property.

As a reminder, all exterior holiday decorations are to be removed by January 15th.



UPCOMING EVENTS

OCT
3

5 PM - 7 PM

Art & Wine Walk

@ VILLAGE SHOPS

OCT
5

10 AM - 2 PM

**Castle Hills
Outdoor Market**

@ VILLAGE SHOPS

OCT
18

5 PM - 9 PM

The Boho Market

@ THE REALM

OCT
19

2 PM - 5 PM

Fall Festival

@ LAKE AVALON

NOV
2

10 AM - 2 PM

**Castle Hills
Outdoor Market**

@ VILLAGE SHOPS



follow @castlehillscmmunity for details

therealmcastlehills.com

castlehillsvillageshops.com

THANK YOU, SPONSORS



CASTLE HILLS
COMMERCIAL ASSOCIATION



Infinity
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Primrose School
of Castle Hills



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/castlehillscommunity

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

Pickleball & Tennis Friends!
Are you an adult age 21 and over looking to play pickleball with neighbors and fellow pickleball enthusiasts? Join the Facebook Community "Castle Hills Pickleball & Tennis" and get into the game!
It's about Family, Friends, Fitness and Fun!

NEW GROUP

If you are a homeowner in Castle Hills, join the Facebook Page, "Castle Hills Courtside Discussion Forum - CH Homeowners" for updates and general information on improvements regarding the tennis, basketball and pickleball courts.

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

<https://www.facebook.com/groups/castlehillscommunity>
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/>

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

NEW GROUP

Castle Hills Explorers" Born August 2020 - August 2021
<https://www.facebook.com/share/g/S71j9jDa27iC7vXA/>

Facebook Groups

Facebook Groups (2023-2024 School Year)

12th Grade - "Castle Hills Class of 2025"

11th Grade - "Castle Hills Class of 2026"

10th Grade - "Castle Hills Class of 2027"

9th Grade - "Castle Hills Class of 2028"

8th Grade - "Castle Hills Class of 2029"

7th Grade - "Castle Hills Class of 2030"

6th Grade - "Castle Hills Class of 2031"

5th Grade - "Castle Hills Class of 2032"

4th Grade - "Castle Hills Class of 2033"

3rd Grade - "Castle Hills Class of 2034"

2nd Grade - "Castle Hills Class of 2035"

1st Grade - "Castle Hills Class of 2036"

Kindergarten - "Castle Hills Class of 2037"



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

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

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

GENERATIONS SALON
972-424-2465

KING NAILS & SPA
972-410-0297

Sports & Fitness

**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



KING NAILS & SPA

2560 King Arthur Blvd Ste 110
Lewisville, TX 75056
972-410-0297
Mon - Fri : 9:30am - 7pm
Sat : 9am - 6pm
Sun : Closed

Check out our menu and call to book an appointment today!



NEW TENANT!

kingnailsspa
kingnailsspa



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- Complimentary Starting Point Session
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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

ALLOY

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FREE Open House Event 10/25/2020



CASTLE HILLS

VILLAGE SHOPS & PLAZA



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TX 75056

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www.Platinum-Pilates.com

Franz Lucas DDS

Castle Hills

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Suite 160
Lewisville, Texas 75056

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castlehillsdental.com

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SAT-SUN: 7AM-3PM
Suite #109

Hills cafe

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For reliable Castle Hills Real Estate Information.
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Todd Myerscough
Owner

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2560 King Arthur Blvd
Suite 124
Lewisville, TX 75056
P: 972.899.9275
F: 972.899.9276

libertypostal@gmail.com
www.libertypostal.com
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

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

Desja'nay Wellons, Resident Coordinator
desjanay.Wellons@castlehills.org

LaTonya Coleman, Compliance Coordinator
latonya.coleman@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?

Community 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



This directory is subject to edits/additions, so please check in each edition for the most current listing.



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

For sale
Antique furnishings.
Contact for details.

Wanted
help for farm labor.
Inquire at city hall

Seeking
A home in Castle Hills.
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Discover the
unconditional love
a pet brings into
your life. Adopt a
shelter pet today.

Lewisville Animal
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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