

THE Gatekeeper NEWSLETTER

2025 Annual Assessment: Invoices Have Been Mailed

Invoices for the 2025 annual assessment were mailed in October.

It is resident’s responsibility to make sure we have the correct mailing address on file if they do not reside at their Castle Hills property.

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.

Enclosed:

- Election Day Voting Locations & Campaign Signs Reminder.....2
- Seeking New RARC Members.....4
- Parkway Tree Replacement & Maintenance Information.....6-7
- Compliance Corner.....9-10
- Village Shops Directory.....15-17
- Community & City Contacts...18-19

Special Assessment Now Past Due

The special assessment of \$325 was due in full on October 30th.

Accounts that have not yet paid the special assessment are subject to late fees and subsequent accruing interest.

The Board of Directors for the Master Association decided to levy a one-time \$325 Special Assessment to the members of the Residential Association to address several key areas that require immediate attention.

The invoice included a detailed letter providing the reasons for the special assessment, which are provided below:

- **Mail Center Renovations**
- **Capital Reserve Balance**
- **Increased Insurance Premiums**
- **Operating Expenses Coverage**

If you would like a copy of the letter that was provided with the invoice for additional details as to how this decision was made, you may email us at hoa@castlehills.org and we will provide it to you via email.



Effective January 1st, 2025, Legacy Southwest Property Management will be the new management company for Castle Hills, and payment methods and platforms will change. You may continue to make your payments online through Zego/PayLease through December 31st, 2024.

Notification of the new payment platforms and methods will be communicated once it becomes available.

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.



Community Voting Locations

Election Day

Tuesday, November 5th
2501 Queen Margaret Drive
7AM-7PM
201 Anna Avenue
7AM-7PM



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.*



NOVEMBER 2024 UPCOMING EVENTS

NOV

2

10 AM - 2 PM

**Castle Hills
Outdoor Market**

@ VILLAGE SHOPS

NOV

8

6:30 PM

**Inside Out 2
Movie Night**

@ THE REALM

NOV

30

4 PM - 6 PM

**Holiday
in the Plaza**

@ VILLAGE SHOPS



follow @castlehillscommunity for details

therealmcastlehills.com

castlehillsvillageshops.com

Seeking Residents As New Members of the Residential Architectural Review Committee (RARC)

We are looking for residents from all phases of the community who would like to volunteer to be part of the RARC.

This committee gathers twice a month (the 2nd & 4th Monday @ 1PM) and reviews the modification applications that residents submit for changes to their properties.

Applicants must be available to meet in person for these two days a month.

Some knowledge of property improvements and easements is preferred, but not required.

The review process requires familiarity with the Castle Hills Design Guidelines and Texas State Property Code to ethically and efficiently make decisions on modifications.

Volunteers must be familiar with these documents, or willing to learn.

Please email latonya.coleman@castlehills.org if you are interested in more information.



Light The Way!

Dear Castle Hills Residents,

Due to the upcoming time change and with the holiday season upon us we are requesting the below actions from to you to better assist you.

If you are expecting a package delivery, please:

1. **Leave your front porch light on during the evening**
2. **Make sure your address number is visible from the street.**



These simple items will assist all mail center personnel to efficiently and accurately deliver your items.

We appreciate your assistance!

-CH Mail Center



Seeking
A home in Castle Hills.
Meet me at Lewisville
Animal Services.

Discover the unconditional love a pet brings into your life. Adopt a shelter pet today.

Lewisville Animal Services
995 E Valley Ridge Blvd • 972-219-3478



THE REALM

CASTLE HILLS

PRESENTS

MOVIE NIGHT

FRIDAY, NOVEMBER 8

6:30 PM

FREE ENTRY

FOOD & DRINK OPTIONS

FREE BLANKET GIVEAWAY!! *while supplies last

TheRealmCastleHills.com

Parkway Trees: Maintenance & Replacement



It is now time for parkway trees that were damaged or lost during the May storm to be replaced.

Though the parkway trees are a requirement of the Castle Hills Design Guidelines, and the responsibility of the owner, we did not require residents to replace lost trees at that time as summer was coming, and freshly planted trees were not likely to thrive.

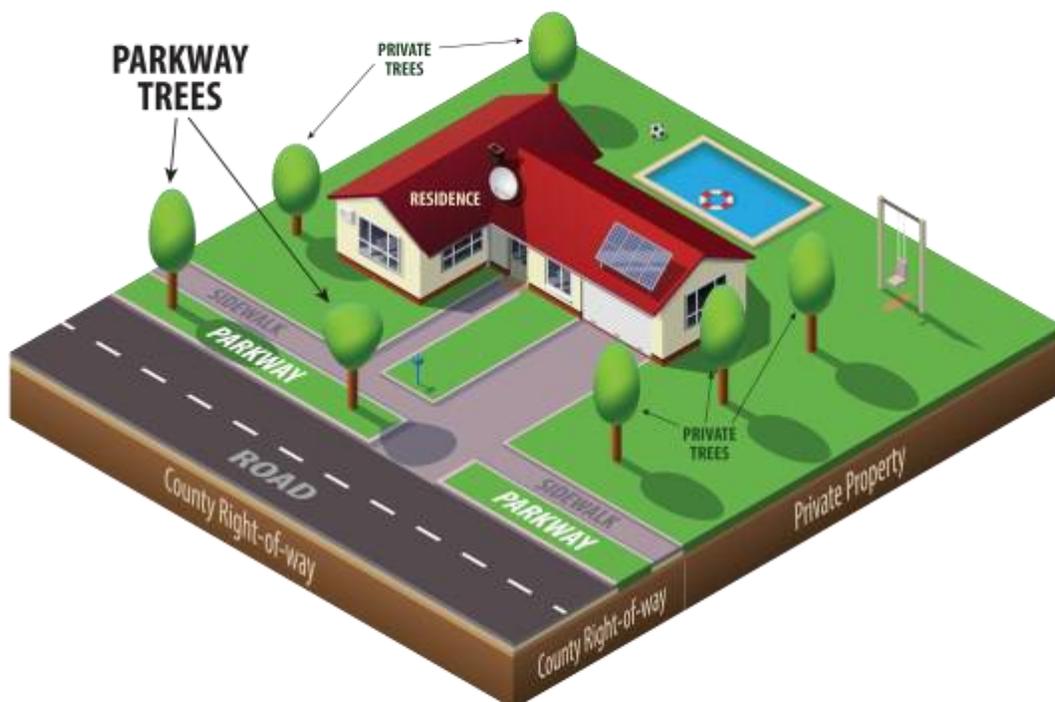
We are now into the fall months where the weather will be more accommodating to new plantings, and residents who are either missing parkway trees, or have some that are severely damaged and need to be replaced need to start this process.

Below is some general information regarding parkway trees to help in this process.

- Each street in Castle Hills is assigned a specific tree species—this information is in the Design Guidelines which are available on the Resident Portal (you may also email us at hoa@castlehills.org and we can provide the species for your street)
- Replacement trees must be a minimum of 3 1/2 inch caliper (diameter) when measured 12 inches from the base of the tree, otherwise it will be too small and need to be replaced with one of the appropriate size.
- Parkway trees need to be an average of 30-40 feet apart (if applicable).

Should there be legitimate circumstances that prevent you from replacing your parkway tree, please reach out to our office for further discussions regarding a possible variance.

More details regarding parkway tree responsibility and care can be found on page #7.



Estate Tree Care Tips & Responsibilities

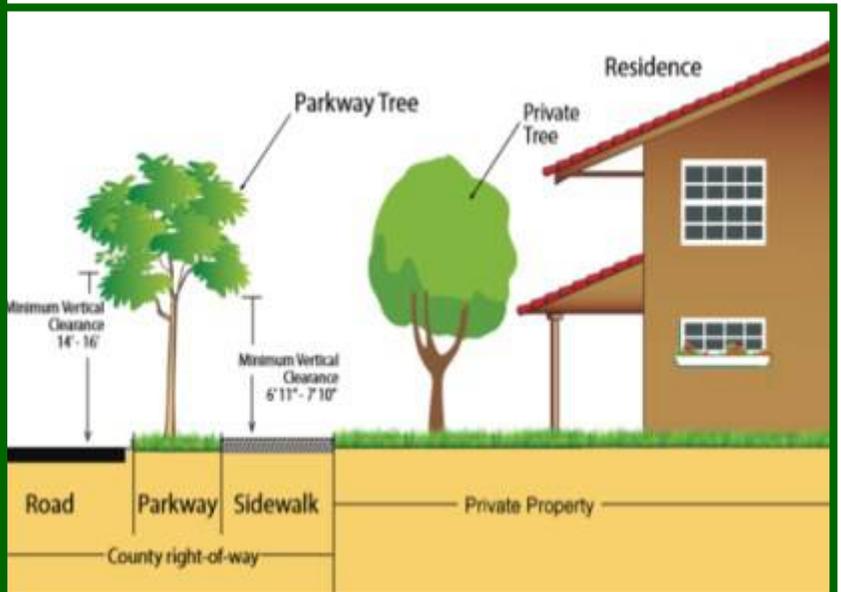


1. **Watering:** Water trees deeply and regularly, especially during dry periods to promote root development. Avoid overwatering or letting the tree stand in waterlogged soil
2. **Mulching:** Apply a layer of organic mulch around the base of the tree, leaving a small gap around the trunk. Mulch helps retain soil moisture, moderates soil temperature, and reduces weed growth. Use organic materials like wood chips, or bark.
3. **Pruning:** Regularly inspect and prune your trees to remove dead, diseased, or damaged branches. Pruning helps improve air circulation, sunlight penetration, and overall tree structure. Use proper pruning techniques and tools or consider hiring a certified arborist for complex pruning needs.
4. **Fertilization:** Assess the nutrient needs of your tree and provide appropriate fertilization if necessary. Conduct a soil test to determine the specific nutrient deficiencies and apply fertilizer accordingly. Follow the recommended application rates and timing.
5. **Pest & Disease Management:** Monitor the tree for signs of pests, insects, or diseases. Early detection is key to preventing severe damage or loss of the tree. Consult with an arborist or a local extension service if you notice any issues and follow their recommendations for treatment.
6. **Adequate Sunlight:** Ensure that the tree receives sufficient sunlight based on its species requirements. If the tree is shaded by nearby structures or other trees, consider pruning or adjusting the surroundings to allow more sunlight to reach the tree.
7. **Regular Inspections:** Periodically examine your tree for signs of stress, such as yellowing leaves, stunted growth, or abnormal leaf drop. Timely identification of issues will help address them promptly.
8. **Professional Consultation:** If you are uncertain about any aspect of tree care or encounter significant problems, it is advisable to consult a certified arborist or tree care professional. They can provide expert guidance and ensure the health and vitality of your trees.

Note: *Trees are secured with stakes and wires to help them grow straight when first planted. Once the growing direction is established, the stakes and wires are no longer needed and can be removed. If they are not removed, they can cause damage and choke the tree as it grows, restricting proper tree development.*

Castle Hills Declaration of Master Covenants, Conditions and Restrictions (CCR's)

10.1 Duty of Maintenance: Owners and occupants (including lessees) of any Estate shall jointly and severally have the duty and responsibility, as their sole cost and expense, to keep the Estate owned or occupied, including buildings, improvements, grounds or drainage easements or other rights of way incident thereto, and vacant land, in a well maintained, safe, clean and attractive condition at all times. Such maintenance includes, but is not limited to the following: (c) tree and shrub pruning, (j) cleaning of abutting waterways and landscaped areas lying between public right of way lines and Estate lines.



2024

HOLIDAY IN THE PLAZA

NOVEMBER 30

4:00 - 6:00 PM

CASTLEHILLSVILLAGESHOPS.COM



COMPLIANCE CORNER

'Tis the Season...for Lights & Guests!

As we approach the holiday season, many residents are having their exterior holiday lights installed. While you may put them up now, we ask that they not be turned on until after Thanksgiving. Also, if you have hired someone to put them up for you, remember that **contractor signage may not displayed at any time.**

Also keep in mind that all lights and holiday related exterior décor must be taken down no later than **January 15th, 2025**



The holiday season also means visiting guests for a lot of you.

Please be courteous of your neighbors and inform your guests of the below parking etiquette:

- **Please utilize your garage and driveway and leave parking on the street as a last resort**
- **Park in front of the home they are visiting and on the same side of the street**
- **Park in the direction of traffic**
- **Park for no more than 24 hours at a time**
- **Do not block your neighbors driveways**
- **Do not park in a way that makes it difficult for motorists to maneuver your street**
- **Do not park next to or in front of a stop sign (if applicable)**

It is understood that many of you will have guests this holiday season and parking is always an obstacle. We ask that do the best you can and be considerate of your neighbors.



The above are the general rules of Castle Hills. The streets in the community are public, and ultimately under the purview of the city in which they are located.

Permanent Roofline Lighting



We are still seeing a steady increase of soffit or 'jellyfish' lighting being installed on homes in the community, mostly unapproved—and those requesting approval are denied.

They are marketed as an 'all in one' holiday lighting and down/accent lighting however, due to the light's close proximity to each other, they look no different from holiday lighting.

Though installed in the fascia they often can be seen from the street and look like holiday lights left on the roof line year round—particularly at night when they are lit.

This type of lighting is not the desired aesthetic in Castle Hills and is not approved.

When these lights were initially proposed, some residents were granted approval with specific provisions that the lights would be well settled into the fascia so they were not seen from the street and would not be lit at night outside of holiday season.



Unfortunately, other residents began installing them without approval where those provisions could be provided, resulting in homes that are lit various colors at night, and look like they have holiday lights up year round during the day.

As the unapproved cases have grown significantly, approvals are no longer granted for these lights.

Traditional down or up lighting is the approved type of lighting for homes in the community, outside of holiday lights that are installed yearly.

We are addressing homes that have already installed these lights without approval.

As a reminder, ALL exterior changes to your home require RARC approval prior to any installing or work being done. Please see page #18 for more information on the RARC process.



Acceptable House Lighting



Unacceptable House Lighting

THANK YOU, SPONSORS



Primrose School
of Castle Hills





The Hebron COLOR GUARD invites you to a

GUARD CLINIC

**SATURDAY,
DECEMBER 7th**
Grades Kinder - 8th



CHECK-IN: 8:30am

Kinder-2nd Parent Show-Off: 10:30am

3rd-8th Parent Show-Off: 12pm

Early Bird Registration: \$40

Register by November 15th to guarantee a t-shirt.

Registration after 11/15: \$50

*Snacks and water will be provided.

Wear comfortable clothes and tennis shoes.

Location: Hebron High School Gyms

Park in the lot off Charles Street, enter into cafeteria doors.

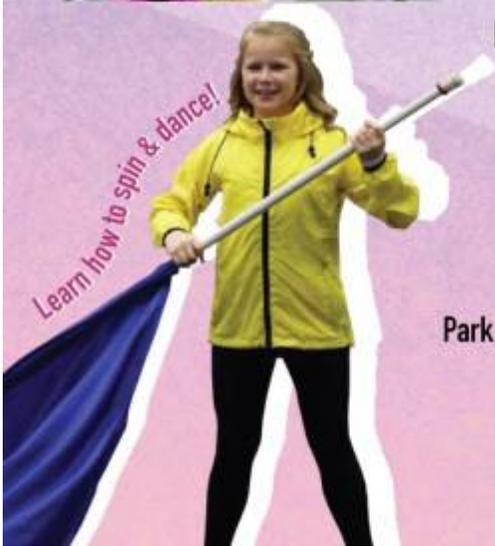
Questions? Contact us:

colorguard@hebronband.org

<https://hebronband.org/guardclinic>



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ANNUAL SALE



\$15

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SUPPORT THE HEBRON HIGH SCHOOL BAND BY ORDERING A POINSETTIA. LOCAL ORDERS ONLY. ORDERS DUE BY NOVEMBER 15.

QUESTIONS? PLANTS@HEBRONBAND.ORG.

NOVEMBER 1-15

DELIVERED DECEMBER 6.



HEBRONBAND.ORG/POINSETTIAS

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



For leasing information, please contact:

Britton Lankford - 972-410-6600
brightrealty.com



CASTLE HILLS

VILLAGE SHOPS & PLAZA



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AKIRA

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TX 75056

www.ramenizakayaakira.com

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*For more information:
972.316.9220
www.Platinum-Pilates.com

Franz Lucas DDS

Castle Hills DENTAL

2540 King Arthur Blvd.
Suite160
Lewisville, Texas 75056

972-899-9288
castlehillsdental.com

KIDS MARTIAL ARTS

6 WEEKS JUST \$69

(Plus a FREE Uniform - \$45 Value!)



*New students only. Certain restrictions apply.

REGISTER ONLINE: www.CastleHillsTA.com

MON-FRI: 7AM-2:30PM
SAT-SUN: 7AM-3PM
Suite #109



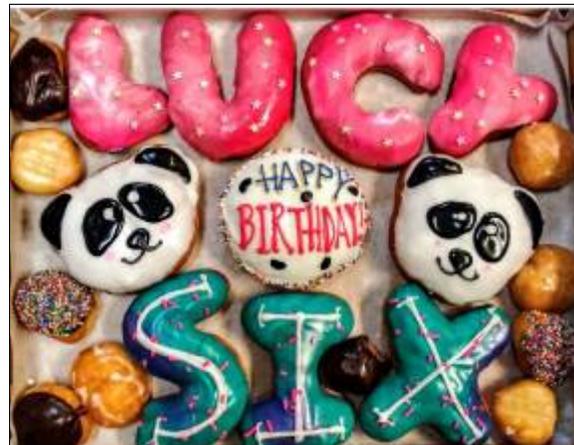
Hills cafe

BREAKFAST & LUNCH

CUSTOM DONUTS

972-899-9665

24 hour advance order



Sophia's KITCHEN
SophiasKitchen.Love

Visit: ReneeMears.Com

For reliable Castle Hills Real Estate Information.
Voted "One of the Best Realtors in Dallas" by D Magazine



Residents and Business Owners in Castle Hills since 1999
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We are available at your convenience
Visit us in the Village Shops or call 972-899-1953



LIBERTY POSTAL
BUSINESS CENTER

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

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!







FREE TRIAL CLASS

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We make reading and writing FUN!



STRONGER TOGETHER

Alloy Personal Training Offers:

- Small Group Training
- Complimentary Starting Point Session
- Vibrant and encouraging community
- Individualized Program tailored to YOU!

Call or text 972-360-91031
 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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DFW's largest performing arts school! Est. 2008

Dance and Theater for 18 Months - Adult

469.444.7971 | CastleHills@TheDallasConservatory.org
 2520 King Arthur Blvd, Suite 104

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

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

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

Krissy Kelly, Assistant Association Manager
krissy.kelly@castlehills.org

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 & Information

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

Fishing in Castle Hills

- ◆ A fishing permit from Denton County is required
- ◆ Ponds are catch and release only; **NO SWIMMING**
- ◆ Fishing is only permitted at Lake Avalon, Merlin's Ponds & Book Park - ponds located on golf course property **ARE NOT** available to the public for fishing.



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

