

December 2024

THE Gatekeeper NEWSLETTER

Rockin' around The Realm

DECEMBER 6

4:00 - 6:00 PM

TheRealmCastleHills.com

FACE PAINTING - BOUNCE HOUSE - DJ - RAFFLE GIVEAWAY - CARICATURE ARTISTS - PICS W/ SANTA & MORE!

As announced at the annual HOA meeting, management of the Castle Hills HOA is transitioning from Bright Realty Management, to Legacy Southwest Property Management, effective January 1st.

This change will also bring residents some updated and more streamlined services and accessibility that we are very excited about being able to offer.

With change comes challenges, and we appreciate your patience as some of our services may be restricted or interrupted as we transition to our new company.

Updates and information that are applicable to residents will be communicated by Legacy Southwest very soon, so watch your mailboxes!

For information on how to pay your dues, please see page #2.



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.

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.



Holiday Hours

Holiday hours for the community center and HOA office are as follows. Please plan accordingly if you drop off your payments to either location:

Queen Margaret & HOA Office

December 23rd: Close at Noon

December 24th-25th: Closed

December 31st: Close at Noon

January 1st: Closed



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



**SHARE JOY,
SPARK HOPE**



**HEBRON NATIONAL BETA CLUB
X HOPE SUPPLY CO.**



WHAT TO DONATE?



- New, clean, gently used toys (No need to package)
- Board games, books, puzzles, stuffed animals, arts and crafts etc.
- Toddler toys
- No toy weapons (toy guns, toy knives)
- Preferably toys that don't require batteries

WHERE?

**Castle Hills
Community Center
2501 Queen Margaret
Lewisville, TX 75056**

TO WHOM?

**All donations will be given
to homeless and at-risk
children for the holidays!**

Wanna Get Involved? Here's How!

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.



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 have implemented the Castle Hills Events Committee.

This resident committee works independently and 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.



If being part of this committee interests you, please email hoa@castlehills.org and request a copy of the application.

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!

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 will be available at the Queen Margaret Community Center.

The deadline for application submissions is **January 15th, 2025**. 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. Please contact the community center at 972-899-7500 or communitycenter@castlehills.org if you have any questions.



COMPLIANCE CORNER

Winter Preparation & Holiday Guest Parking



Check the Fireplace & Chimney

If you use your fireplace, make sure to have it routinely cleaned by a chimney sweep and checked for cracks or any damage it may have sustained. You should also check for any debris it may have gathered such as leaves and birds nests, and any possible creosote buildup as these things could be a fire hazard.

Prevent Pipes from Freezing

When water freezes, it expands and can cause your pipes to burst.

To prevent frozen pipes, insulate pipes near windows, doors and in areas of the home that are unheated. Disconnect your garden hose from the outside faucet and set the heat to no lower than 55 degrees F.

Clear the Gutters

If you haven't already, clear your gutters of any debris they have collected. Leaves, sticks, pine cones, etc. prevent

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.

Communication with your neighbors may be necessary as a courtesy and is encouraged.

THANK YOU, SPONSORS



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

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Franz Lucas DDS

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Lewisville, Texas 75056

972-899-9288
castlehillsdental.com

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*New students only. Certain restrictions apply.

REGISTER ONLINE: www.CastleHillsTA.com

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

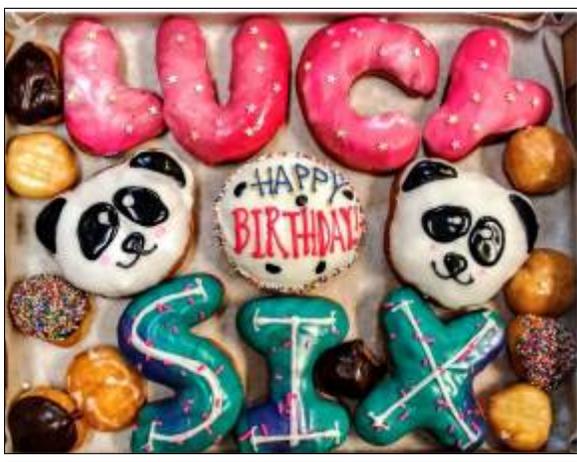
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Lewisville, TX 75056
972-410-0297
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Sun : Closed

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AlloyPersonalTraining.com/location/castle-hills-tx

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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.



Homemade Hot Chocolate

Ingredients

- ◆ 4 cups of milk (or non dairy of your choosing)
- ◆ 1/4 cup unsweetened cocoa powder
- ◆ 1/4 cup granulated sugar
- ◆ 1/2 cup bittersweet or semisweet chocolate chips (or chopped chocolate bar)
- ◆ 1/4 teaspoon pure vanilla extract



Instructions

Place milk, cocoa powder and sugar in a small saucepan. Heat over medium/medium-low heat, whisking frequently, until warm (but not boiling). Add chocolate chips and whisk constantly until the chocolate chips melt and distribute evenly into the milk. Whisk in vanilla extract, serve immediately, garnish as desired (marshmallows, peppermint sticks, ground cinnamon, etc.).

Winter Simmer Pot

Ingredients

- 1-2 cups whole fresh/frozen cranberries
- 1 large orange (sliced)
- 2-4 rosemary and/or pine
- 4-6 cinnamon sticks
- 1-2 tablespoons whole cloves
- 1-2 tablespoons allspice berries
- 1 teaspoon ground nutmeg



Instructions

Fill a large pot 3/4 full with water and place over high heat. Add all of the ingredients to the pot. Bring the liquid to a boil, then reduce the heat and simmer on low for 2-3 hours. Add more water, as needed, so there is always some liquid in the pot. After simmering for a few hours, allow to cool, and then cover the pot and let it sit on the turned-off stove until the next day.

