

## Masters Club HOA Castle Rock, CO (Fall/Winter Flyer - 2020)



Welcome to the Masters Club HOA Castle Rock, CO community! The Masters Club HOA (MCHOA) board and committees are made up of your neighbors who volunteer their time to support the community and fulfill the covenants. The following are the Board members and Committee chairs for 2020. Please feel free to contact any member of the Board/Committee with questions and refer to Board Meeting minutes each month to keep up to date on all activities within the HOA. <http://mastersclubhoa.com/hoa/minutes/>

### Masters Club HOA Board Members - 2020

**President**

Tom Holm (Term expires 12-31-2020)  
2915 Masters Court  
[tholm1002@gmail.com](mailto:tholm1002@gmail.com)

**Vice President**

Wally Wenger (Term expires 12-31-2020)  
2914 Masters Club Circle  
[wally.wenger@gmail.com](mailto:wally.wenger@gmail.com)

**Treasurer**

Bart Keller (Term Expires 12-31-2021)  
3080 Masters Point  
[bartk324@sbcglobal.net](mailto:bartk324@sbcglobal.net)

**Secretary**

Dineen Lavelle (Term expires 12-31-2021)  
3040 Masters Point  
[dineenl@verizon.net](mailto:dineenl@verizon.net)

**Members at Large**

Jaime Hahl (Term Expires 12-31-2021)  
2904 Masters Court  
[jhahl@live.com](mailto:jhahl@live.com)

Robert Glandon (Term Expires 12-31-2021)  
2906 Masters Club Drive  
[robertglandon@aol.com](mailto:robertglandon@aol.com)

**Architectural Control Committee Chair**

Frank Zucco (Term expires 12-31-2021)  
2809 Masters Court  
[frankzucco@gmail.com](mailto:frankzucco@gmail.com)

**Landscape Committee**

Wally Wenger (Term expires 12-31-2020)  
[wally.wenger@gmail.com](mailto:wally.wenger@gmail.com)

**Social Committee**

Mary Hahl (Term expires 12-31-2020)  
[golfnlady6@aol.com](mailto:golfnlady6@aol.com)

### Trash and Recycle Services Agreement

- Effective April 1, 2020 all 74 homes within the Masters Club HOA began trash and recycle services as part of the Masters Club HOA assessment. Waste Management provides (1) 64- or 96-Gallon Trash cart & (1) 64 or 96 Gallon Recycle cart to each household. **TRASH:** THURSDAYS weekly **RECYCLE:** THURSDAYS every-other-week. Trash cans are to be stored where they are not visible to the street.

**NOTE:** During a holiday week (New Year’s Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day), service will be delayed by one day. Normal schedule will resume the following week.

### Parking - The Town of Castle Rock fire code does not allow on-street parking.

- **Residents are to park all their vehicles in their driveways and/or garages.**
- A resident is defined as anyone who has lived in a home for 30 or more days – even if he/she does not live in the home full time.
- **Visitor parking is for use by guests and visitors** such as repair/service personnel. **It is not to be used by residents except in infrequent situations** such as a garage sale, work on your home, etc.
- If the guest parking area is needed for more than 8 hours, please notify any MCHOA Board Member and request, in writing, an exception to the parking policy.

### Fence Painting and Repair

- **Homeowners own all the fence surrounding their property**, including the HOA facing fence.
- Homeowners are responsible for the maintenance and painting of their fence.
- Effective in 2020 and into the foreseeable future, the MCHOA will **ONLY** provide assistance in the repair of the perimeter fences. It is **now** the sole responsibility of the homeowner to keep up with painting.
- The paint color must be Behr–Moontan (DP543) and can be purchased at Home Depot.
- **So, if your fence is in need of painting, the homeowner needs to take care of it.**

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## Architectural Changes

- Prior to making any changes to your yard or the outside of your home, you must first contact the Architectural Control Committee (**ACC**) and obtain approval.
- This includes, but is not limited to, decks, awnings, painting your home's exterior, xeriscaping, and planting new trees, shrubs, and flowerbeds.
- Contact Frank Zucco at: [frankzucco@gmail.com](mailto:frankzucco@gmail.com)

## Maintenance of Residences - Lawns and Trees

- Lawns are to be mowed, watered, and weeded.
- Yards need to be clear of debris.
- Trees and shrubs are to be kept pruned and removed if dead.

### Dead and Damaged Trees

Last winter, we had both early and late freezes that have killed or damaged many trees in the neighborhood.

An ACC inspection mid-August found:

- 71 deciduous trees with damage to more than 30% of branches
- 47 deciduous trees with damage to more than 70% of branches

Our Landscape Committee advises that nothing can be done this year--as tree services are overwhelmed. In addition, many homeowners have been told to wait until next spring, to see what trees, if any, may "come back." If you plan to not replace a removed tree--or replace with another type--this requires ACC approval. Email: [frankzucco@gmail.com](mailto:frankzucco@gmail.com)

**Therefore, please plan to have your damaged trees pruned, removed and replaced as soon as practical in 2021.** The ACC will do another inspection next spring and will work with owners with appropriate and required actions.

## Common Area Lawn, Tree and Weed Maintenance

This year was a perfect storm for lawn damage and weeds in some of our common areas.

### Why?

- Several of our **main sprinkler lines broke** and required lengthy and costly repairs.
- Our **sprinkler system timer broke** and could not be fixed and needed to be replaced. It was 34 years old, and they no longer make that type, requiring a new system, which was time consuming and expensive.
- One of the sprinkler **puck batteries died**, this took some time to discover and repair.
- We have had some **record hot weather and drought**, coupled with the fact that there are **strict new rules on water use** from the Town that we must follow.

### What we are doing?

- The Landscape Committee (Chaired by Wally Wenger) and the Brightview Landscaping Team have repaired all known issues with the sprinklers. This was a long process, which we believe is complete, for now.
- Much of the common area grass we have is cool season grass that requires a lot of supplemental watering. The Town of Castle Rock no longer allows this to be planted and has encouraged us to replace it as quickly as possible with low water landscaping. We are in the process of slowly replacing cool season grasses with grasses or other landscaping that needs less water.
- We expect brown grass areas to improve soon--now that sprinklers are repaired, and weather will be cooling down. Finally, the MCHOA has asked Brightview for a quote to increase maintenance in reported weed areas along sidewalks.

## Animals

- Please call the Castle Rock Animal Protection Services (303-663-6100) if you observe anyone failing to properly pick-up and dispose of animal waste. If there are issues with repetitious dog barking, please contact a board member with concerns.

## Snow Removal (2020/2021 winter season isn't that far away)

- The Town of Castle Rock owns the streets and is responsible for snow plowing and sanding.
- The MCHOA is responsible for snow removal from common area sidewalks, mailbox stations, and fire hydrants.
- The Plum Creek Master HOA is responsible for removal of snow from the sidewalks bordering Mount Royal Drive.
- Homeowners or their renters are responsible for clearing snow from their driveways and sidewalks. The Town of Castle Rock municipal code requires that snow be removed from sidewalks within 48 hours following termination of snowfall where two inches or more of snow accumulates.
- When the Town clears snow from our streets, residents can expect one lane to be cleared for emergency access.
- Questions or concerns with city snow removal, call: **Phone: 720-733-2462**