

# **Masters Club HOA Castle Rock, CO**

## **(Fall/Winter Flyer - 2019)**

### **About Us**

Welcome to the Masters Club HOA Castle Rock, CO community! We hope that you enjoy living here as much as we do. As a homeowner's association, we want to let residents know about the association and its role. 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.

Our community is small; there are 74 patio homes within Masters Club. We are part of the larger community of Plum Creek. This means that you actually belong to two homeowner associations – Masters Club HOA and Plum Creek Master HOA. This fact often confuses residents, especially as both have the word 'master' within their titles.

## **Quick Facts About Covenants**

### **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.
- The Town of Castle Rock fire code does not allow on-street parking.
- 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 or work on your home where you briefly need your car out of the way.
- 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.

### **Maintenance of Residences**

- Maintain and repair of your exterior property - residence and fence
- Lawns are to be mowed, watered, and weeded.
- Trees and shrubs are to be kept pruned and removed if dead.

### **Architectural Changes to Your Yard or Home**

- Prior to making any changes to your yard or the outside of your home, you must first contact the Architectural Control Committee 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) or 972-750-6101.

### **Fence Painting and Repair**

- Homeowners own their fences.
- Homeowners are responsible for the maintenance and painting of their fences.
- The paint color must be Behr-Moontan (DP543) and can be purchased at Home Depot.
- The MCHOA may provide assistance in the painting and repair of perimeter fences, but due to the cost, fence work will be done on a phased basis.
- So, if your fence is in need of repair or painting, the home owner needs to have it taken care of

### **Snow Removal (the 2019/2020 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 neighborhood streets, residents can expect one lane to be cleared for emergency access.

## What's New in 2019

- **Street Lights** to be installed (Fall 2019): Mount Royal and Masters Club Circle (north/south entrance)
- Proposed **6 raised garden beds** on a portion of the City Well Site - contact Wally if you are interested
- **Trash and recycling services** - proposed limited amendment to the Declaration adding the express authority, but not an obligation, to provide trash and recycling services to the community.
- **Updated Reserve Study** Association is adequately funded at \$50,000 - no new allocation needed
- City of Castle Rock will **Repair of select sidewalks and streets** that pose a safety hazard (Fall 2019)

## 2019 Operating Budget

<b>Masters Club Home Owners Association (MCHOA) 2019 Annual Budget</b>	
<b>ASSESSMENTS/OTHER REVENUE</b> (74 homes @ \$75 less annual prepayment discount)	<b>\$62,730</b>
<b>TOTAL EXPENSES</b> (Grounds, Utilities, and Administrative Expenses)	<b>\$62,730</b>
Landscape Contract	\$24,000
Trees	\$3,000
Flowers, Beds, and Shrubs	\$750
Sprinklers	\$3,200
Snow Removal	\$2,500
Other Landscape Maintenance Expenses	\$350
Fences	\$8,170
Electricity	\$440
Water	\$12,600
Management	\$4,940
Legal	\$200
Insurance	\$680
Audit/Review/Tax Prep	\$325
Social and Community Activities	\$350
Secretary of State Filing Fees	\$75
Office Supplies and Expenses	\$600
Website	\$50
Other General Admin Expenses	\$500

## Masters Club HOA Board Members – 2019

### President

Tom Holm (*Term expires 12-31-2021*)  
2915 Masters Court  
[tholm1002@gmail.com](mailto:tholm1002@gmail.com)

### Vice President (Landscape Committee Chair)

Wally Wenger (*Term expires 12-31-2021*)  
2914 Masters Club Circle  
[wally.wenger@gmail.com](mailto:wally.wenger@gmail.com)

### Treasurer

Bart Keller (*Term Expires 12-31-2022*)  
3080 Masters Point  
[bartk324@sbcglobal.net](mailto:bartk324@sbcglobal.net)

### Secretary

Dineen Lavelle (*Term expires 12-31-2022*)  
3040 Masters Point  
[dineenl@verizon.net](mailto:dineenl@verizon.net)

### Member at Large

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

### Member at Large

Robert Glandon (*Term expires 12-31-2022*)  
2906 Masters Club Circle  
[robertglandon@aol.com](mailto:robertglandon@aol.com)

### Architectural Control Committee Chair

Frank Zucco (*Term expires 12-31-2022*)  
2809 Masters Court  
[frankzucco@gmail.com](mailto:frankzucco@gmail.com)

### Social Committee

Mary Hahl  
[golfnlady6@aol.com](mailto:golfnlady6@aol.com)