

Masters Club HOA Castle Rock, CO (Fall/Winter Flyer – 2025-2026)



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 Board members and Committee chairs, along with Board Meeting minutes for each month can be found at: <http://mastersclubhoa.com/hoa/minutes/>

2026 Budget Ratification and 2025 Annual Membership Meetings

- The Masters Club Board of Directors has scheduled the 2025 Budget Ratification meeting for **Wednesday, December 10, 2025, at 6:00 p.m.**, Phillip S Miller Library, Conference Room C., 100 S. Wilcox Street.
- The Board Approved Budget will be distributed to all homeowners 30 days prior to the meeting.
- At the conclusion of the budget ratification meeting, we will hold the 2025 Annual Meeting of homeowners.

What does your Masters Club HOA fees pay for:

The Annual Operating Budget covers all annual expenses, which includes:

- Landscape contract (HOA green space)
- Sprinkler maintenance
- Trees, Flowers, and Shrub maintenance
- Snow removal (sidewalks and mailboxes)
- Electricity (entrance sign lighting)
- Water for the irrigation system
- Waste and Recycle Services
- Maintaining a reserve account
- Administrative expenses to LCM Property Management Company, Inc., which includes:
 - Paying our bills
 - Collecting HOA dues and monitoring Fees
 - Monitoring for and following up on HOA violations
 - Legal and Secretary of State Fees
 - Audit Preparations and State/Federal Income Tax filing
 - Office Supplies and Mailing

Snow Removal (2025/2026 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.
- **Detailed snow removal information can be found at:** <https://www.crgov.com/1835/Snow-Information> Questions or concerns with city snow removal, call: 720-733-2462



Maintenance of Residences: Lawns, Trees, and Landscaping

- **Please take advantage of the fall weather and make sure:**
 - All landscaped areas are kept weed free.
 - Yards area kept free of debris, mowed, and watered.
 - Trees and shrubs are kept pruned and removed if dead.
- 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 removing trees, planting new trees/shrubs/flowerbeds, xeriscaping, changing/replacing decks, and painting your home's exterior, etc.
- **Contact Architectural Control Committee at: mastersclubacc@gmail.com**

Fence Painting and Repair

- This year nearly all 74 homes need fence repairs and/or re-staining. We need everyone to assess their fences and make repairs, re-stain and restore uniform appearance and structural integrity of the fences.
- All fencing needs to be properly stained with the official **solid color stain** (Behr–Moontan, DP543), which can be purchased at Home Depot.
- The shared fencing between homes must also be maintained and done so collaboratively between you and your neighbor.
- **Homeowners own all the fence surrounding their property**, including the HOA facing fence.
- Therefore, if your fence needs painting and repair, the homeowner must take care of it.

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. It is not to be used by residents except in infrequent situations** such as a garage sale, work on your home, etc.
- If the visitor 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.
- **Per Town of Castle Rock:**
 - Vehicles stored on your property must have valid license tags and be in operable condition;
 - An “abandoned vehicle” is generally defined as a vehicle standing on any portion of a street/right of way, or in a public parking lot for more than 72 hours;
 - Parking on grass or dirt is not allowed;
 - Vehicles, including RVs, may park on a street/right of way for up to 72 hours consecutively, without moving; after 72 hours, the vehicle must move to another parking location;
 - If you would like to report a vehicle in a right of way (street, alley, etc.), please contact the Police Department's nonemergency line at 303-663-6100 and ask for a Traffic Officer, or report the issue via email to PoliceTraffic@CRgov.com.

Animals



Reminder: The Town of Castle Rock has an ordinance for residences to pick up after their pets. Failure to comply can result in a fine.

- Proper disposal of *pet* solid waste is necessary to protect public health, safety *and* welfare.
- It shall be unlawful for any owner or keeper of any *animal* to refuse or fail to remove promptly excrement deposited by said *animal* upon any common thoroughfare, street, sidewalk, play area, park, other public property, or any private property when permission of the owner or tenant of said property has not been obtained.

All animal complaints should be directed to the [Police Department's](#) 24/7 non-emergency line, 303-663-6100, or [report your concern](#) using the online TRAKiT software system.