



Castlewood Property Owners Association

Newsletter

March, 2016

The annual board meeting for the residents of the Castlewood subdivision was held on Saturday, February 20, 2016 at the Schererville Library. We had 26 homeowners that represented 23 homes. During this meeting we voted on the proposed budget and elected individuals to fill four available positions on the board. Four people ran and 4 people were elected. The 2016 Board will be Tom Caco, President; Pat Ballweg, Vice President; Christine McCulloch, Treasurer; Greg Willett, Secretary; Joe Weber Board Member at Large/ARC Chairman. We appreciate our Board Members who volunteer time to their community.

Agenda Items

One of the items up for discussion was to put a fence along both sides of the median at the front entry. It was also discussed to plant trees instead to camouflage the existing fences. One our residents whom works in the field of plants offered to look into a tree or shrub which would work in that area since it is so shady. It was also suggested since Dyer is a Tree City USA member that we look into utilizing the plants & trees that they offer at a discounted price. The budget was changed to reflect putting an additional \$5000 into the Capital Fund to build it for the future, and removing the budget item for the fence until the idea of trees is explored.

In 2015 it was discussed about having a management company handle assessments and other issues. It was agreed that the idea would be explored and after exploring different options, the Board presented the Rose Management Company as an alternative. Pam Wisler came to give a presentation and answer any questions.

The final budget for 2016 year is enclosed. The assessment will be \$190 for each resident. It is due on 4/15/2016.

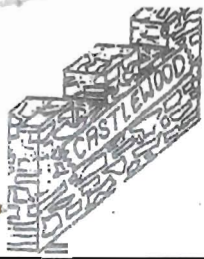
Accomplishments for 2015 were discussed:

- 1) Put brick rings around each of the pear trees in the center median.
- 2) Redirected the light on the bench to not shine into eyes as people were driving in. We also changed the fitting in the original fixture so the bulb could be a better quality, lower usage one.
- 3) Corrected the unfinished look of the sides on the pavilion roof.

Discussion was raised about the following:

- 1) Lack of light on Knighthood between Castlewood & Lancelot.
- 2) Flooding on the corner of Castlewood & Knighthood.
- 3) Repaving of Castlewood, interest in circulating a petition to Dyer.

Tom Caco - President 789-2800 ♦ Pat Ballweg - Vice President - 865-1888
Christine McCulloch - Treasurer 864-9132 ♦ Greg Willett - Secretary 322-8129
Joe Weber - Board Member ARC Chairperson 227-8930



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- 4) Homes in foreclosure or disrepair
- 5) Increasing the lighting into Castlewood by upgrading the lights in the median.
- 6) Replenishing the wood chips in the playground.

Resident Laurie Reyna has built a new website which contains information pertinent to Castlewood and the Town of Dyer. It will include information on the mailboxes and lights, including getting replacement parts. We will have a homeowners directory, Due dates for assessments, dates for annual meetings and the Covenants & By-Laws for downloading. The website is www.CastlewoodDyer.com. It is still under construction, but is being updated as new information is added. Please take a look and let us know what you think and we appreciate any suggestions. It has a section for contractors so if you would like to be added, please notify us!

If you have any ideas in which to better the Castlewood community, we welcome your input. As always, volunteers to implement these projects are most welcome!

Christmas Decorations

A reminder that all Christmas decorations should be taken down from all homes by March 1, 2016. We anticipate everyone's cooperation in honoring this request.

Hospitality Lights

Please be reminded all hospitality lights must be functioning to go on at dusk and off at dawn

Garage Sale

Our 32nd annual garage sale will be **Friday, June 3rd & Saturday, June 4th**.

Both days will run from 8 am - 4 pm. As always, it's up to each individual owner if they choose to be open both days and it's your choice if you want to open earlier or close later than the advertised time. The 8-4 time will be advertised in the Hammond Times, Post Tribune, The Shopper, Facebook and Craigslist.

There will be no cost to you for advertising, printing and mailings. Please call, text or email me by Thursday June 2nd 3 pm if you want your address included with the subdivision map that is handed out to the customers.

A charity will be out on Saturday June 6th in the afternoon to pick up donations. Items must be clean, in working order and properly boxed or bagged for the workers to remove them.

Ask the Board

If you have a question which pertains to our Castlewood Community, please send those questions to our e-mail at CastlewoodBoard@aol.com or contact a board member listed on the first page.

**Castlewood Property Owners Association
Proposed 2016 Budget**

2/20/16

| Budget Type | Categories | 2015 Budget | 2015 Actual As of 12/31/2015 | Remaining | Proposed 2015 Budget | Comments |
|----------------------|--|---------------------|------------------------------------|--------------------|-------------------------|---------------------|
| Operating Budget | | | | | | |
| | Upkeep Front Entry and Park | \$ 10,000.00 | \$ 4,667.45 | \$ 5,332.55 | \$ 10,000.00 | |
| | Power Utilities | \$ 600.00 | \$ 534.13 | \$ 65.87 | \$ 600.00 | |
| | Water Bill | \$ 1,000.00 | \$ 431.16 | \$ 568.84 | \$ 1,000.00 | |
| | Treatment of Lake | \$ 4,100.00 | \$ 4,273.00 | \$ (173.00) | \$ 4,100.00 | |
| | Taxes | | | \$ - | | |
| | Attorney Fees | \$ 3,500.00 | \$ 4,726.85 | \$ (1,226.85) | \$ 3,500.00 | |
| | Special Events | \$ 300.00 | \$ 178.28 | \$ 121.72 | \$ 300.00 | Garage Sale |
| | Accountant Services | \$ 300.00 | \$ 310.00 | \$ (10.00) | \$ 300.00 | |
| | Postage | \$ 500.00 | \$ 148.95 | \$ 351.05 | \$ 500.00 | |
| | Printing Services | | \$ 500.00 | \$ (500.00) | | |
| | Insurance | \$ 1,400.00 | \$ 1,741.00 | \$ (341.00) | \$ 1,400.00 | |
| | Office Supplies | \$ 350.00 | | \$ 350.00 | \$ 350.00 | |
| | Miscellaneous | \$ 750.00 | \$ 186.07 | \$ 563.93 | \$ 750.00 | Holiday wreaths |
| | Banking Fees | \$ 110.00 | \$ 94.99 | \$ 15.01 | \$ 110.00 | |
| | Total Operating Budget | \$ 22,910.00 | \$ 17,791.88 | \$ 5,118.12 | \$ 22,910.00 | |
| | Ending balance in checking | | | \$ 4,146.31 | | |
| Capital Budget | | | | | | |
| | Capital Expenditures-Savings | 2,000 | | | \$ 7,365 | Long term goals |
| | 2015 Landscaping Trees | \$14,015 | \$ 11,436.37 | \$ 2,578.63 | \$ 2,595 | Property Management |
| | Ending balance Capital Savings | | | \$ 3,585.70 | | |
| Total of all Budgets | | | | | | |
| | GRAND TOTAL | \$ 38,925.00 | \$ 29,228.25 | \$ 7,732.01 | \$ 32,870 | |
| | Assessment per house @ 173 houses | \$ 225.00 | | | \$ 190.00 | |