

Castlewood Property Owners Association

Newsletter

July, 2019

Hospitality Lights

Please be reminded, all hospitality lights must be functioning to go on at dusk and off at dawn as they are the only yard / street lights we have in the neighborhood. Replacement information can be found on the Association website www.castlewooddyer.org.

Mailboxes

Residents continue to have issues with the door hinge of the mailbox. The original hinge was made of aluminum and the available replacements are steel or aluminum, and we suggest using the steel hinge. We suggest you purchase from the manufacturer as they are substantially more economical than local resellers. Information can be found on our website www.castlewooddyer.org.

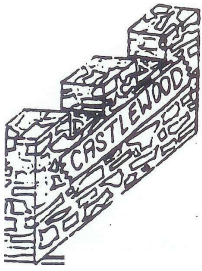
Signs

We have installed new signs which specifically call out that the Park and Lake is specifically for the use of Castlewood residents. The language on the signs was provided to us by our legal counsel and protects us as much as possible from liability without making the Park and Lake available only via a locked gate.

Route 30 Entryway

You may have noticed that the muddy areas of the East & West side of the entryway have been dramatically reduced. Over the past two years we evaluated a number of options, looking at the cost of each option, grow in time, resistance to weeds, water and air requirements, and whether we would need substantial ongoing expense to maintain the chosen option. We chose to use slit seeding of the median as well as the East and West areas of the entryway, with a grass seed specific to shady areas. We could not address weed issues due to the new grass plants but will address that as we go forward. We were unable to do this last fall as we had an infestation of moles. We believe that occurred due to grubs in the soil and we addressed the grub issue with the appropriate chemical. We

**Joe Weber – President / Greg Willett – VP / Pat Ballweg – Treasurer
Anka Tomich – ARC Chair / Melissa Vacchiano – Secretary**



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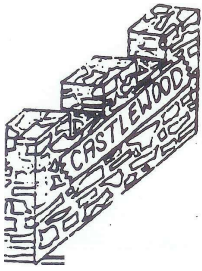
also will need to address a problem with buckthorn, an invasive weed which our neighbor to the east of the entryway has copious amounts.

Castlewood Park Refurbishment

As mentioned at the 2019 Annual Meeting, in 2018 we began to evaluate the options for addressing the refurbishment of the surface of the Park Playground area. We met with 'experts' who gave us options, some temporary, some very expensive, and some not worth our time.

The Chosen Plan. The plan we have selected is not a Band-Aid of adding some wood chips to what few remain, but rather a full refurbishment that will last a few years. We will be managing the project ourselves while also purchasing the necessary materials so that we are not charged markup fees. Our plan is as follows:

- Remove current woodchips and stockpile them onsite
- Remove pebble stone and stockpile it onsite
- Remove railroad ties and discard
- Removed underlayment and discard
- Remove soil 12"-14" below grade and stockpile on site (unlike most of the backfill in the yards, the soil is quite sandy in nature)
- Cover excavated area with new Geotextile fabric purchased locally
- Install new, playground acceptable, plastic border, at grade so we no longer have a trip hazard
- Place excavated pebble stone inside the new border, and compact as necessary
- Place second layer of geotextile fabric on top of stone and inside of new border
- Place new, certified playground wood chips which will be purchased locally
- Distribute old wood chips between trees near Dyer Ditch and the spillway between Dyer Ditch and the Lake so as to impede weed growth (all scrub growth in this area will be removed prior to placement of old wood chips)
- Distribute excavated soil around the park with purpose of leveling the turf, building up the areas that are too low and do not drain well, and fill in around the exterior of the new plastic border so a new trip hazard is not created.
- Seed area where soil was placed and cover with appropriate material to allow for grass plant growth without any impact by rain or people using the park.
- The project timeline is 10-13 business days
- Materials are budgeted to run \$8000-\$9000
- Contractor costs, allowing for a reasonable profit margin, should run \$16,000-\$19,000 depending upon how the contractor budgets time



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- Contractors were provided a very specific project plan and RFP package, and requested not to provide a cost estimate without the underlying cost information we requested.
- This is a simple project, and we will only contract with a company that respects our knowing how simple the project is.
- To put this in perspective, we have received responses with costs of \$40,000-\$60,000, and it is quite common for contractors to assume buyers are clueless about the time and manpower necessary to complete specific jobs.
- We are interviewing contractors and will make a selection by early August with the project starting my mid-August, which will hopefully put us into a timeframe when the grow-in of the grass seed will be aided by rain. This timeline is about 40 days later than we planned, but it does not impact getting the project done in 2019.
- We appreciate your patience as we prefer to do the project correctly rather than doing it quickly. The money is yours, and our job is to use it wisely on projects impacting the residents. With the recent changes in home ownership we have substantially more children than just a few years ago so our focus is on projects having the most impact for the residents.

Annual Assessment Billing

In 2018, the CPOA Board began to send Annual Assessment Invoices via email to those for whom we have email addresses. Unless there is a compelling reason not to use email, your invoice will be delivered to you by email. For those who we know do not use email for a legitimate reason, we will continue to send the Annual Assessment Invoice via the USPS.

We send via email to reduce cost to the Association members, reduce the time necessary to complete our mailing, and reduce printing costs.

If we have an email address for you, we didn't create it from thin air, you provided it to the Association.

If you are new to the Association in the past few years, we would appreciate you providing us your email address. Please send your email address to castlewoodboard@aol.com