

The Gardens of Castlegate Owners' Association Inc.

4519 Mills Park Cir #200
College Station, Texas 77845
Phone: (979) 690-2330 Fax: (979) 690-0330

November 25, 2019

Dear Gardens of Castlegate Neighbors,

It takes a village to have a thriving community. And we 'villagers' came through once again! We would like to thank everyone who has contributed to making the Gardens of Castlegate community such a great place to live.

Our mission as an association is to make it a priority to protect the community's appearance as a whole and to individually protect the value of each individual's home and property value.

Here's what we accomplished 2019:

- Front Entrance Asphalt Repairs / Double Sealcoating / Street Repairs
- Replaced Front Entrance Sign Lights
- Repaired Fountain Pump / Installed Fountain Lights / Installed New Electrical Cable
- Front Entrance: Planted 7 New Juniper Plants / Raised Bed
- Front Entrance: Installed Landscaping Lights on Both Sides of Gate
- Trimmed and Treated 80 Crepe Myrtles in Common Areas
- Accomplished Aggie Big Event Projects
- Payments on our two Outstanding Notes

Here are some of our goals for 2020 and beyond:

- Double Seal Coating All Streets
- Continue Paying Down our two Outstanding Notes
- Maintaining Landscaping in our Common Areas
- Add Landscape Lighting at Both Cul-de-sacs and Around the Lake
- Replacing Our Gate Access System

We projected a \$89.00 surplus balance in our 2020 Budget and with only 29 homeowners contributing to a budget that's expected to maintain the amenities that we all enjoy, such as our normal monthly expenses of yard maintenance, common areas maintenance, irrigation, and electricity and special projects it is easy to understand why the Gardens' HOA Board has voted unanimously to raise our dues by \$15.00 per month, or \$179.00 per year.

We must keep in mind that raising the dues is not such a bad deal. This will also possibly allow for setting money aside for future unexpected expenses. We've had several neighbors help fund, and others have asked how they could contribute, to special projects. In the future, we will supply a list of projects as they come up allowing everyone an opportunity to help on projects that they have a special interest in. Contributions could either be acknowledged or remain anonymous.

The Board of Directors would again like to thank all of you for making The Gardens of Castlegate a beautiful place to live! Our community is made better by the residents who put forth the effort to maintain their properties, volunteer their time, and offer suggestions for making our community an even better place to live.

We would be happy to meet with you if you have any questions regarding the community budget, it is available for homeowners in the Garden's to see. We look forward to seeing you at our next board meeting, the annual meeting, and out and about in the community!

Best Wishes,

The Gardens of Castlegate Board of Directors

Rob Youker
J R Torres
Tom Melia
Autumn Biggers
Michael Parker