

Dear Gardens of Castlegate Neighbors,

What a year! Obviously, the pandemic has taken us off track both as a nation and as individuals. The good news is that vaccines are coming and the light at the end of tunnel is getting brighter. Once we get past the current downsides, we can look forward to the silver lining and positive changes that a global event of this magnitude affords us ... both as a nation and as individuals.

Now to the Gardens ... as a reminder, 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 2020:

- *Installed Landscape Lighting at our Entrance, around our Lake and at both Cul-de-Sacs*
- *Painted our Entry Gates*
- *Installed a New Keypad at Entrance*
- *Replaced Breaker Box and Irrigation Control Box at Lake*
- *Repaired Electrical Problem at Lake*
- *Treated 80 crepe myrtles in our common areas*
- *Located a person to refurbish and stain garage doors at a reasonable price*
- *Updated our 8 Street Light bulbs with more efficient, warmer glow LED lamps while eliminating outdated ballasts.*

Projected & Potential future Expenses:

Street Repairs: *Because our current asphalt streets are so dry, our upcoming March double seal coating will more than likely be absorbed like a sponge, giving us a shorter time period before they'll need another coat. The good news is the absorption helps protect from future street repairs and future seal coatings will lengthen the time between sealant applications.*

New Trees at Entrance: *As most of us are aware, our Pear trees are fast approaching the end of their normal life span. Our Landscape Committee is in process of gathering information for future replacements.*

Lake Fountain: *We've been told that our pump will go out, it's just a matter of when.*

Key Entry System: *Our new keypad at the entrance has been working great. At some point in the future, our antiquated system will need to be updated.*

Brick Pavers at Entrance: *Both sides are holding water and will eventually need to be removed, a new base installed and some of the pavers replaced.*

Locking System: *A keypad locking system at our pedestrian gate is currently being investigated and estimated.*

To prepare financially for not only the above potential expenses, but for those unexpected ones that pop up as well, your Garden's Board of Directors voted to increase our dues by \$10.00 per month (\$124.80 per year). The increase was announced at our Annual Membership Meeting this past September and will be included in your December 14th statement.

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

Rob Youker,

J R Torres,

Tom Melia,

Autumn Biggers,

Michael Parker