

the Gardens of Castlegate

2021 Year in Review

Dear Gardens of Castlegate Neighbors,

As a community, we have come a long way in the last several years. Looking back to 2018, we were squeaking out a breakeven budget, owed two outstanding notes totaling \$14,000 and were facing future expenditures, one of which was street maintenance to the tune of \$18, 000. At 2021 year's end, we have a budget surplus, have paid off our two outstanding notes and have completed our street maintenance project.

We've come a long way. In just a few years we've completed a lengthy list of special projects - installed new entrance gate openers; replaced dead shrubs; raised a landscaping bed; repaired asphalt and seal-coated the front entrance area; replaced "The Gardens" front entrance sign lighting; repaired our fountain pump which included replacing the main electrical cable and added lights; installed landscape lighting around the lake, front entrance and at both cul-de-sacs; began a yearly program of trimming and treating 80 crepe myrtles; orchestrated 'Aggie Big Event' projects; painted our front gates; updated our 8 street lights with LED lamps along with a multitude of other smaller projects.

With all being said, the best and biggest change has been to become a closer community. That in itself served as the catalyst for our accomplishments.

Here's what our community accomplished in 2021:

- Completed all streets double-sealcoating project.
- Front Entrance: Removed 2 dead pear trees and planted 7 Texas Vitex trees / Re-routed irrigation
- Installed pedestrian gate locking keypad
- Paid off 2 outstanding notes

Looking Ahead

Our financial goals include preparing for the inevitable: large expenses that will occur ...it's just a matter of when. By doing so, we hope to prevent any additional dues increase or assessments that might be required to cover an unexpected large expense. Here are a few of the future expected ones:

- Street Asphalt Repairs / Additional Sealcoating: Est. \$21,812
- Replacement/Repair of Entrance & Exit Pavers: Est. \$9,785
- New Call Box: Est. \$5,468
- RFID Reader Option on Call Box: Est. \$3,240
- Water Leak Street Repairs (North cul-de-sac): Est. \$5,500
- Fountain Replacement: Est. \$4,200

The Board of Directors would 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.

Best Wishes,

The Gardens of Castlegate Board:

Rob Youker
J R Torres
Tom Melia
Shonda Gibson
Justin Stewart

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