



**Castle Cove HOA  
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**Spring Clean up / Fix up tour**

Ah Spring,

We will all be out and about soon, after another usual winter, which might just be our new normal.

Coming this May, volunteer members of your Homeowner Association will be touring the neighborhood to identify and communicate with neighbors various issues concerning our controlling covenants.

For safety, we will be looking at trees and shrubs at intersections that restrict visibility. There is a specification within our rules at Section 7.14 that describes the measurement.

We'll also be checking on the more well know requirements such as the day/night yard light (Standard #5), larger "rural" size mailboxes in leather brown (Standard #2), and the minimum of 2 trees of proper trunk diameter in each front yard.

Please bear with us as we initiate discussions as necessary for a number of other perhaps less well known issues such as the need to store our new blue trash cans out of sight from the street (Section 8.4), the inappropriate parking of various vehicles (Section 9.3), and the performance of necessary exterior maintenance including mowing / weeding of lawns, removal of dead trees, and repair of decayed driveway surfaces and exterior siding (Section 8.1).



### Important Dates

<b>April 1</b>	<b>Sunday</b>	Tennis Courts Open
<b>April 3</b>	<b>Monday</b>	Lawrence Twp. Schools resume from Spring Break
<b>May 6</b>	<b>Sunday</b>	Market at Hague Opens. Every Sat. from 8AM-12PM <a href="http://www.marketathague.com">www.marketathague.com</a>
<b>May 25</b>	<b>Thursday</b>	Lawrence Twp. Schools last day
<b>May 27</b>	<b>Saturday</b>	Pool to open
<b>May 29</b>	<b>Monday</b>	Memorial Day (observed)
<b>May 30</b>	<b>Tuesday</b>	Memorial Day (actual)
<b>June 1</b>	<b>Thursday</b>	Abundant Life Church Farmer's Market. Every Thurs. from 4-7PM.
<b>June 2-3</b>	<b>Friday - Saturday</b>	Castle Cove Neighborhood Garage Sale
<b>June 8-10</b>	<b>Thursday - Saturday</b>	Saint Simon Festival <a href="http://www.saintsimonfestival.com">www.saintsimonfestival.com</a>
<b>June 18</b>	<b>Sunday</b>	Father's Day

### Spring Clean up / Fix up tour (cont.)

One additional springtime chore is the March 1st submission of your annual Castle Cove HOA dues. The first of March has come and gone and we still do not have 100% of the dues submitted.

Our common homes values will benefit from our attention to these issues.

- Your Castle Cove HOA Compliance Committee

### Never too Early

The Castle Cove Homeowner's Association has three open positions on the board. The annual elections are in November, but getting in touch to express interest in a position gives you time to consider what the position might entail.

Contact Bruce Amrhien at '[amrhien1942@yahoo.com](mailto:amrhien1942@yahoo.com)' if you have any questions or are interested in a position on the board.

### Another Way to Stay in Touch

Besides the Castle Cove Newsletter there is also a way to stay connected to the neighborhood and its goings on online. Nextdoor.com allows people to select their address / neighborhood as a way to keep current with items that affect our neck of the woods.

Please visit <https://nextdoor.com/invite/fbwgvacxjkztpxuakvnh> to join.

### Lift Station Update

As many residents have noticed there is a major utility construction project underway at the south end of Castle Lake Rd.

Citizens Energy is replacing the Lift Station. That will include the installation of a new lift between the old station and the street. The new station will resemble a similar replacement installed across 82nd St in the 8300 block of Scarsdale in Castleton Estates if anyone wants to drive by and peek for a preview of what's coming.

You'll note there is a difference between those 2 locations in that our site is located on a curve which may affect what kind of fencing is included in the final appearance. We'll be looking into that as the project moves closer to completion.

# Castle Cove's Real Estate Update

January 1 through April 3, 2017 | Provided by Jay Bobian

*Buying, selling or building a home, talk to...*

**Jay Bobian** CEMS  
REALTOR® BROKER

**317.918.4035**  
jbobian@talktotucker.com  
jaybobian.talktotucker.com

F. C. TUCKER COMPANY, INC.

### Homes Available for Purchase

Address	BR	BA	Bsmt.	Lvls.	List Price
8128 Lake Point Way	4	2.5	N	2	\$187,500

### Homes with Accepted Offers Awaiting Closure

Address	BR	BA	Bsmt.	Lvls.	List Price
7960 Clearwater Court	3	2.5	N	2	\$235,000

### Homes SOLD Between 1/1/17 and 4/3/17

Address	BR	BA	Bsmt.	Lvls.	Sold Price
8041 Bay Brook Drive	3	2.5	N	1	\$204,000
8038 Springwater Drive	3	2.5	N	2	\$102,510

F.C. Tucker Company's monthly real estate market stats indicate the housing market is still going strong. Great news for people interested in selling their homes: The number of homes available for sale is low and mortgage interest rates for buyers continue to be low.

### Year to Date Activity

Homes Sold: 2  
Average Sale Price: \$153,255  
Average Days on the Market: 76



**Tucker Mortgage Company's 30 Year Fixed Interest Rate Loan Programs**  
Conventional 4.125%      FHA 4.125%      VA 4.125%

## Ad Space Available!

Do you run a business and would like more exposure? Maybe you have some items for sale or want to let the community know you perform babysitting or handyman services. Advertising in the Castle Cove Newsletter is free for all Castle Cove Residences! Please submit all ads by June 15th to make the next run of our newsletter.

# ADVERTISEMENTS

## **Castle Cove Siblings Looking for Summer Jobs**

My name is Keith Preston and my siblings and I are looking for a way to earn money this summer. My brother Kyle (14) and I (17) are interested in mowing, mulching, and trimming. My sister Renee (14) is an experienced babysitter (who has completed a Safe Sitter course), and my sister Allana (11) loves to care for pets/walk dogs.

We would prefer to use the homeowners tools/equipment, but we can use ours if necessary.

We are willing to accept whatever payment the homeowner deems appropriate.

The best way to reach us is below:

(317) 603-1119

(317) 200-0542

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