

# Castlewood CONNECTION



January 2022

## *Lake Ralph Hall & It's Castlewood Connection*

After almost 20 years of planning, permitting and design effort, Upper Trinity Regional Water District was able to commence construction on Texas' newest lake. In June 2021, Upper Trinity held its groundbreaking ceremony for Lake Ralph Hall, one of the state's biggest water supply projects to be built in nearly 30 years. The new lake will provide up to 54 million gallons per day of water for residents of Denton County and is scheduled to be operational in early 2026. Lake Ralph Hall is located on the North Sulphur River near the city of Ladonia in Fannin County. About the size of Lake Grapevine, Ralph Hall will yield about 30% more water due to its location in east Texas.

"Population within Upper Trinity's service area, which includes cities and communities in Denton and Collin Counties, is expected to increase nearly fivefold within 50 years," states Larry N. Patterson, Upper Trinity's Executive Director (and longtime resident of Castlewood / Highland Village). "Lake Ralph Hall is the most feasible and lowest cost source of new water available to Upper Trinity - - and can be built in time to avoid a water shortage."

Lake Ralph Hall is named for former U.S. Congressman Ralph Hall who advised the City of Ladonia and local civic leaders they needed a partner to construct a new lake near the City. In December 2004, the City of Ladonia and Upper Trinity formed a partnership to develop Lake Ralph Hall on the North Sulphur River in Fannin County. After years of planning and coordination, construction is well underway.

Flatiron Construction has started building the future SH 34 bridge over the new lake. This 1.1 mile bridge includes a protected walkway to allow people to hike and bike across the lake. "So far, Flatiron has installed roughly one-third of the 371 beams needed to hold the new roadway," Mr. Patterson commented.

In addition to the new bridge, Flatiron will relocate a portion of FM 1550 and close portions of FM 2990 in the future. Over 60 construction workers are currently completing each section of the bridge's support structure, as well as installing reinforced steel and pouring concrete for the new roadway. This is certainly no small project and will continue throughout the building of the lake and dam.

Named after former Ladonia Mayor Leon Hurse, who was instrumental in forming the partnership with Upper Trinity, the dam is under construction also. Granite Construction is clearing the approximately 600-acre site and constructing a slurry trench wall to prevent water seeping through the dam. The Leon Hurse Dam will be 2.3 miles long and include both a spillway, intake structure and pump station when completed.

Upper Trinity's Board of Directors recently awarded contracts to complete the design of the 32-mile pipeline and balancing water storage reservoir to deliver the raw water to Upper Trinity. In addition, plans are being developed for needed operational and maintenance facilities for the lake. Even as construction continues, work is already underway to plan the future land use within 5,000 feet of the lake's shoreline. Fannin County and the Lake Ralph Hall Zoning Commission are developing a Comprehensive Plan to guide future land development decisions around the new lake. Make sure to keep up with the progress of Lake Ralph Hall. Visit [www.lakeralphhall.com](http://www.lakeralphhall.com). You can also follow the project's progress on Facebook (@LakeRalphHall) and on Twitter (@LakeRalphHall1). Make sure to sign up for progress reports and electronic newsletters on the website.

"As we finish out 2021, we pause to thank Upper Trinity's Board of Directors for their commitment to the project, and to our partners, the City of Ladonia, for their continued support," Mr. Patterson reflected. "Lake Ralph Hall will provide Water for the people of this region for generations to come."



Larry Patterson, second from right, along with the other Upper Trinity team members.

## *Do I Need to Submit a Modification Request for That?*

The short answer is, yes!

If you are planning a project at your home, it is important that all residents properly apply through the Modifications Committee and obtain any necessary permits from the City of Highland Village before work begins.

### *The Improvement Request Process: What to expect*

The first step on your home improvement journey is to verify that your modification adheres to the community's CC&Rs. Residents can review the design guidelines by visiting the community website [www.castlewoodhoa.com](http://www.castlewoodhoa.com).

Once you have reviewed the community standards, it is time to submit an application and all relevant supporting documents to the community manager. Once received, the community manager will confirm that the application was received and sent to the Modifications Committee for review. If additional documentation is requested by the committee, the community manager will reach out to request any additional documents or information. **An incomplete application will delay the process.**

Once the committee has reviewed the request, the following decisions can be reached. The committee will either approve the application as submitted, approve the application with stipulations, or deny the application. This process generally takes between 2 to 5 days.

If the resident does not agree with the decision made by the committee, they can appeal and must submit a request for a hearing in writing to the community manager. The community manager will follow up with a time and setting for the hearing.

### *Emergency Approval and Auto-Approval*

In the event of a severe weather event or emergency, the community manager has the authority to auto-approve the following if the resident uses "Like for Like" materials. Residents are still required to submit an application.

1. Roof with like for like materials
2. Fence with like for like materials
3. Paint, same color

### Contact Information

3420 Fairfield Ln.  
Highland Village, TX 75077

Onsite office  
972-317-2457

After Hours 972-236-6214

[jhansen@spectrumam.com](mailto:jhansen@spectrumam.com)

[www.spectrumam.com](http://www.spectrumam.com)  
[www.castlewoodhoa.com](http://www.castlewoodhoa.com)

Jennifer Hansen  
Community Manager

Office Hours  
M-F 9 to 5





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# Castlewood Advertisers

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Tony Leone, President  
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Jeff Bailey, Secretary  
James Richter, Director

## ***Modifications Committee***

Bert Williams, Committee Chair  
Kathy Parker  
Heyder Alsaffar  
Steve Dodson  
Peggy Williams

## ***Social Committee***

Kimberly Lyons

## ***Community Manager***

Jennifer Hansen

Monthly BOD Meetings are the 3rd  
Wednesday of each month in the  
Clubhouse at 7:00 pm

Annual Meeting December 10th

Yearly Assessments due January 1  
of each year



Employment and Business  
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***2022 Board of Directors***

***Congratulations to Tony Leone, Mike Murphy, and James Richter for being elected to another term on the Castlewood HOA Board of Directors. Thank you to each of the BOD members who continue to volunteer their time and knowledge to keep Castlewood such a great place to live.***

***Here's to 2022!***



Left to right: Mike Murphy, Jeff Bailey, Tony Leone, Amber Coddington, and James Richter