



# Cobblestone News

Summer 2022

327 Chimney Stone Way  
Shreveport, LA 71115  
318-798-2010  
cobblestone327@gmail.com

Property Manager  
Joan Parker

Courtesy Officer  
David Bonillas  
318-459-2103 Ans. Serv.

Cobblestone Website:  
[www.cobblestoneneighbors.com](http://www.cobblestoneneighbors.com)

**Please keep your patio clean and your trash area neat and all trash stored in your trash can with a proper fitting lid! When you have unkempt patios and overflowing trash receptacles, it invites wildlife such as rats, mice, and snakes into your yard and your neighbors' as well. Please, help keep our community pest free! You can contact the City at 318-673-6300 for a trash can. Your first can is free.**

## Lawn Service

Do not use small rocks or pebbles to line your flowerbeds or your walkways. The lawn service's equipment will pick it up and throw it, damaging doors, siding, windows, and, in some cases, car windows. Use of this type of landscaping is highly dangerous! Please remove it immediately, so as not to hinder the lawn service.

Also the use of solar lighting along your walkway is prohibited. Walkways are common ground and the lawn service cannot be responsible for damage to these lights. If you want landscape lighting, please place it in your backyard.

Joan and Steve will be going through the property in the next week or so looking for obstacles. They will be leaving a note on your door for you to remove them.

The lawn service crew has started trimming shrubs this week and will continue through the weekend of July 2 & 3.

Landlords, please make sure your tenant comes by the office shortly after they move into our community so they can meet Joan, our property manager, and get registered. If they do not register, they won't have access to all the benefits of living in our community, such as the pool and tennis court. We also need their emergency contact information in case it is needed.

Please remind tenants to read the Rules and Regulations and abide by them. There are various fines that will be assessed to the landlord if your tenant doesn't obey the rules. We want their experience here to be a pleasant one.

## Cameras

We encourage everyone to get cameras installed on the outside of your home. They are very affordable now. Cobblestone's cameras cannot cover every place in our community. If you have cameras, would you please share that information with Joan in case something major happens that Cobblestone's cameras don't pick up. She will keep a confidential list and that information will NOT be shared with anyone but the police, if necessary and with your permission.

Please use our website: [www.Cobblestoneneighbors.com](http://www.Cobblestoneneighbors.com)  
It's a great way to turn in a work order, pay your dues, email property management, find rules & regulations or just voice a concern.

**For a copy of the Rules and Regulations, which Includes Information on fines, either stop by the office or go to our website.**

## 2022 CHA Board of Directors

Jerry McCoy-President  
Ed Rowell-V. President  
Kathy Williams-Treasurer  
Lynne Bryngelson-Secretary  
Rodney Ford-Director  
Chris Harmon-Director

**Dues Payment Methods**

Cobblestone's dues are \$166 per month and are due and payable on the first of each month and late after the 10th. After the 10th, a late fee will be assessed to your account.

There are several ways you may pay your monthly dues.

- 1) Drop a check or money order in the mail slot to the left of the front door. It is the gold flip mail slot.
- 2) Go to our website at [cobblestoneighbors.com](http://cobblestoneighbors.com) and access the PayPal button. There is a \$7 fee attached to pay PayPal. On this site, you can use a credit card or debit card to pay. The office does not take credit or debit card payments.
- 3) Sign up for Auto Draft. It is FREE! Almost half of Cobblestone is signed up for Auto Draft through our bank. On or about the 5th of each month, the bank will withdraw your payment from your checking account and forward it to Cobblestone's checking account (Bank to Bank transfer). Joan has an easy form that you will need to fill out and attach a voided check to and she will take it from there.

**To stop an Auto Draft, all you need to do is send Joan an email or something in writing to discontinue the auto draft and she will notify the bank to halt it. She must have something in writing. If you sell your home and move, please notify Joan so she can stop your auto draft or it will continue until she is notified.**

**Wildlife**

We live in a semi-rural area that is filled with wildlife. We see coyotes, hawks, skunks, raccoons, snakes and opossums on a regular basis since we are so close to the river and the woods. Most of these wild animals will go on their way if left alone.

Opossums are gentle creatures who do a lot of good by eating bugs, ticks, dead animals, rodents, human food waste and of course dog and cat food. They may hiss at you if you get too close, but they are really very docile animals. Please don't kill them! They are our friends and need to be left alone. If they make a home in your yard and you don't want them there, please call WERLA at (318) 405-2282 and they will come out and relocate them.

Hawks and coyotes are a danger to domestic pets. Both are looking for a meal and are after small animals they can take back to their nest or dens. Your small pet makes an easy target. Do not leave your pets unattended on your patio or let them roam loose! Coyotes can scale a privacy fence in seconds and hawks will swoop down and grab your baby, so please keep them indoors and on a leash when outside.

Snakes and other animals can be deterred with the use of Lime or Sulphur powder around your yard. Mothballs work nicely too.

**Dog Issues**

The office is getting complaints of dogs not being leashed or large dogs being walked by children who have no control over the dog. Please keep your dog on a leash and don't allow your children to be responsible for a dog they can't control. If your dog bites someone you can be sued and the dog can be seized by Animal Control and in some cases euthanized by court order. So please, for the love of your pet, keep them leashed and in the company of an adult.

**Trucks**

In the last 5 years Cobblestone has spent about \$150,000 repairing our roads. The biggest offenders are the 18-wheelers that come into the subdivision for deliveries. The Board has banned any trucks with 3 or more axles and/or weighing over 15,000 pounds from entering our subdivision. Please ask the delivery people if they have a smaller truck that can be used to deliver to you and if not, they will need to contact Joan at the office for permission to enter. If they fail to get permission, both the homeowner and the trucking company will each be fined \$500 per occurrence.

**Parking**

The following violations will subject your vehicle to being towed at your expense.

- 1) Parking in a reserved parking spot.
- 2) Parking at the office if you are not conducting business there or using the pool.
- 3) Having 3 or more cars on property. Please limit the number of vehicles to 2. Any other vehicles will need to be parked or stored off the property.
- 4) Parking on the grass or along the streets.
- 5) Inoperable or wrecked vehicles, or vehicles without current plates and inspection stickers.
- 6) Trucks backed up at the retaining walls or covering sidewalks. The trailer hitch is damaging our retaining walls and is prohibiting people from walking down the sidewalks.
- 7) Vehicles will not be stored at Cobblestone. Any vehicle not moved for a period of one (1) week is considered a stored vehicle and is prohibited and subject to being removed at owner's expense.
- 8) No vehicle repairs may be conducted on property. The only exception is a tire change or battery change. Any other repair must be done off property.

**\*\*\*Please park in your reserved parking spot or your garage/driveway. By parking in a guest spot and leaving your spot unoccupied, you are taking up two parking spaces and preventing others from having a place for their guests and medical personnel to park.**