



# Cobblestone News

Fall & Winter 2017

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Property Manager  
Joan Parker

Maintenance  
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Cobblestone Web Site:

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

*The Board of Directors, along with Joan and Terry, would like to wish each of you a very Merry Christmas and a Happy New Year. May the spirit of the Season fill your homes with joy.*

## Dues

The dues for 2018 will increase to \$144.00 per month starting on January 1, 2018. If you are on the Auto Draft with our office then you do not need to do anything. If your bank automatically sends out the payment then you will need to notify them of the change.

Just a reminder that dues are due on the first of each month and late after the tenth. A late fee will be assessed on the eleventh.

Please remember to put your house number on your dues payment so that it gets credited to the correct account. In PayPal your address and house number can be placed in the instruction box.

## Retaining Walls

The crumbling retaining walls on Settlers Park Drive and Settlers Bend are in the process of being replaced. We are sorry for any inconvenience to you, however, we are trying to improve our community and make it nicer for all. We will be asking you to move your vehicles while these sections are being worked on. Please remember to park in an unassigned parking spot and NOT in someone else's numbered spot. If you park in a numbered spot that is not yours then you will be towed at your expense.

## Parking

Our property is having a parking problem due to residents parking numerous vehicles. A notice was delivered to everyone a few weeks ago concerning the number of cars that can be parked at Cobblestone. With the exception of those with driveways and garages, each home has one Assigned Parking Space and it is there for your exclusive use. Open Parking Spaces are those without house numbers and each resident is allowed to use one of those spaces on a first come, first served basis. Any other vehicles you own will need to be stored off the property. Failure to comply will result in fines for the offenders. So if you own more than 2 vehicles you need to make arrangements to store your others off property.

## Bushes and Flower Beds

This winter we will start taking up borders around abandoned flower beds and reclaiming the property. You will be notified one week before the work is scheduled. Each homeowner will be notified of the price they will be charged to have it taken care of. If you would like to keep your flowerbed then you will need to keep it cleaned and maintained. If not cleaned then we will remove the borders and proceed. The cost for cleaning your bed will then be charged to your account.

## 2018 CHA Board of Directors

Sharon Harmon-President  
Ed Rowell-V. President  
Jerry McCoy-Treasurer  
Tina Estes-Secretary  
Jeffrey Goins-Director  
William Rose-Director

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

**Cigarette Butts**

Some people are throwing their cigarette butts on the ground, while some are even standing on their balcony or at their front door and tossing them on the ground. This is littering and it is making our community look trashy! Please get a small can and put some dirt or sand in it, and use it to put out your butts. There is a fine of \$100 for first offense littering in Cobblestone. If you are a tenant, your landlord will be fined. If you are a homeowner, you will be fined.

**Pool**

Please remember to put your pool key card in a safe place and it will automatically be reactivated when the pool opens next spring. Your first card was free and subsequent cards are \$25. If you cannot locate your card next pool season, you will have to pay to get another one.

Landlords, please make sure your tenant knows to keep up with their electronic pool cards or there will be a \$25 replacement fee for each card being replaced. This will apply to your next tenant if you failed to get the card back from your current tenant. Please remember also to let Joan know when one tenant moves out and again when a new tenant moves in. Have the new tenant to go to the office to register. If they don't register, they won't have access to any of the amenities at Cobblestone.

**Safety**

With the holidays approaching there will be a rise of crime in all areas of our town. Please lock your cars and remove any valuables from them. Make sure to leave your outside lights on at night. If your lights aren't working please let Joan know so she can schedule Terry to replace the bulb.

During the holidays, there is always a rise in package thefts. If you can't be home when your package is delivered, you are welcome to have packages sent to the office or you should have them delivered to your work place. Thieves are looking to steal packages left unattended on door steps.

Be aware of your surroundings. Especially going and coming from your car or to the mailbox. Report anything suspicious to our courtesy officer or the police. "Lock up, Lights on" and stay safe.

**Mailbox**

Please check your mailbox at least twice a week. The mail carrier is having trouble delivering mail to full mailboxes. If your package is left in the mail locker for 3 days or longer, he will be forced to return it to the sender.

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.

**Homeowners**

Please replace or repair your weathered front doors and storage room doors. This is a homeowner responsibility. It always makes your home look nice when there is a fresh coat of paint on the front door and your storage door is either repaired or replaced. Also, remember to keep your back patio cleaned off and clutter free. If your gutters need to be cleaned out, please let the office know and Terry can clean them out for you.

Also, please check your homes for bee hives and wasp nest. Some residents have reported that they are getting between the siding and your walls. The bees will build honeycombs in your walls. Cobblestone is not responsible for bees and wasp on your property.

Please have your homes inspected annually for termites and other wood destroying insects. Cobblestone is not responsible for the extermination or for the repair of damage caused by them.

**Pets**

Please keep your dogs on a leash and clean up after them. There are 9 Pet Stations on property that are equipped with bags.

Joan has had reports from residents who almost hit someone's loose dog. For their safety keep them on a leash. The City of Shreveport and Cobblestone have fines for loose pets.

Make sure your cats and small dogs are put inside so they aren't taken by predators. Coyotes can scale a privacy fence so they are not safe left alone on your pa-

**Trash**

The trash issue is getting better, but still not great! We are still having trouble with the trash being put into the proper containers and taken to the road on Sunday evenings for trash collection on Monday mornings. You must use a city approved trash can and you have to bag your trash before putting it in the can. You cannot leave loose bags of trash outside. The trash collectors may not pick those up. If you have furniture to throw out, you must make an appointment with the Bulk Collection Department at Solid Waste. You may then set the furniture out at the curb on the morning of the scheduled pick up.

**\*\*You may not store trash in breezeways and on common ground. Cobblestone has a \$100 fine for any resident that dumps loose trash or furniture on common ground. If you are a tenant then your landlord will be fined.\*\***

You may request a FREE trash can by calling the City Sanitation Department. Their number is 673-6300. The City will deliver it to your home. Please put your house number on it so if it gets lost, it will find its way back to you. The City has a fee for a second trash can delivered to the same address.

*"Christmas, my child, is love in action"  
~Dale Evans~*