



Cobblestone News

December 2021

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Shreveport, LA 71115
318-798-2010
cobblestone327@gmail.com

Property Manager
Joan Parker

Courtesy Officer
David Bonillas
800-719-6891

Cobblestone Web Site:

www.cobblestoneneighbors.com

The Board of Directors, along with Joan, 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

Don't forget that dues for 2022 will increase to \$166.00 per month starting on January 1, 2022. 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.

Holiday Meal

Each year, Cobblestone provides a Holiday meal to our homebound residents. If you are homebound or know a resident that is, please let Joan know and she will put them on our Holiday meal list and they will be notified as to when to expect their holiday meal.

New Residents/New Owners

Please come by the office and register with Joan. We need to know who is living in the house and have emergency contact information on our residents. If you are a tenant, you won't get to enjoy the benefits of living at Cobblestone unless you are registered.

Mailbox

Please empty your mailbox. If the mail carrier cannot get any more mail in your box, they will send it back. If you do not have a mailbox key, go to the Post Office on E. 70th and take proof that you live there, such as a lease or a recorded deed, and for \$25 they can change the lock on your mailbox and issue you new keys.

Faucets

If your outdoor faucet is leaking, please contact a plumber. This is wasting expensive water. Cobblestone's water bill is running in excess of \$20,000 per month.

Office

The office will be closed Christmas Eve through New Years Day. Joan will be checking messages, so if you need anything, please leave her a message or send her an email at cobblestone327@gmail.com. You may also go to our website at www.cobblestoneneighbors.com to turn in a work order, email Joan or make a dues payment. The office will reopen on January 3, 2022 at 8:30am .

2022 CHA Board of Directors

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

Freezing Weather Tips

When the temperature gets to near freezing or below, your home's plumbing may freeze. Save yourself a plumbing bill, and the headache of not having water, by wrapping your exposed pipes and outside faucets to protect them. You may want to leave your water dripping. Cobblestone is not responsible for plumbing.

Please do not leave your pets outside in bad weather. They should NEVER be left outside, especially in freezing temperatures.

Never leave your car running while unattended in order to warm it up. Cars are stolen all over the country because people just wanted to warm their car up.

Packages

During this time of the year, there is a rise in package thefts. Don't be a victim. If you are not going to be home when your package arrives, have your packages sent to someone who will be home or to your place of employment. If necessary, have them sent to the Cobblestone office and Joan will notify you when they arrive.

Lock your cars and take anything of value into your home. NEVER leave anything of value inside your vehicle.

Help keep our Community clean! Please don't throw trash, cigarette butts, and yard debris on the ground. This is considered dumping and there is a \$250 dumping fine. Please place trash in a proper receptacle.

Cameras

Cameras have almost become a necessity in these times. They are rather inexpensive and can be monitored from your phone. You might want to purchase some or ask Santa to bring you a couple to put up outside your home. Unfortunately, Cobblestone's cameras don't reach every area of the community.

Cameras are a great way to deter crime. Police love them and thieves hate them. A picture speaks a thousand words!

Please use our website: 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 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.

Make sure the shut-off valve to your home is in working order. This valve, that is usually found in your flowerbed inside a PVC pipe, controls the water inside your house. If it is not in working order, please contact a plumber and get it fixed. This is not something that Cobblestone pays for.

Pet Stations

We have 10 Pet Stations on property that we keep filled with bags and they are emptied weekly. Please clean up after your dog. Dog feces carry germs that can make people very sick. There are fines in place if you do not clean up after your dog.

Please keep your dog on a leash. Both the City and Cobblestone have rules on loose pets. Fines range from a Letter of Warning for first offense, \$100 for second offense and \$250 for the third and subsequent offenses.

If you have a cat, please keep it inside. There are coyotes, hawks, and other predators that can harm your pet.

Trash

With the Holidays comes an abundance of trash. Please be mindful to store your trash in your cans and not in loose bags, because animals can tear into them and spread the trash. Due to an over abundance of trash, the garbage people may get backlogged. Please be patient. They will get to us. Their normal makeup day is on Wednesday. If they miss picking just your trash up, please call them at 673-6300.

****You may not store trash in breezeways and on common ground. Cobblestone has a \$250 dumping fine for any resident who 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.