



Cobblestone News

Winter 2023

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Property Manager
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Maintenance
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Cobblestone Web Site:
www.cobblestoneneighbors.com

The Board of Directors, along with Joan and Steve, would like to wish each of you a wonderful Holiday Season. May the spirit of the Season fill your homes with joy.

Dues

Due to the rising cost of goods and services, the dues will go to \$186 per month for 2024. This \$5 increase will allow us to maintain the same level of services. If you are on the Auto Draft with our office you do not need to do anything, and the change will be taken care of for you. If your bank automatically sends out the payment, 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 \$35 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.

Food Truck

On Wednesday, November 29th Shake 'N Tenders food truck will be visiting our property! It will be parked at the office and will be here from 5:00 until 7:30pm for those wanting to purchase an easy meal! If this goes over well, we will invite other food trucks in to visit. If anyone has a favorite food truck, let Joan know and she will invite them out! A menu is included with this newsletter.

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.

Office

The office will be closed for Thanksgiving on Wednesday, Thursday and Friday, November 22, 23, & 24th. It will also be closed for Christmas and New Years from December 22nd through January 1st.

Joan will be checking email, so if you need anything, please send her an email at cobblestone327@gmail.com. You may also go to our website at www.cobblestoneneighbors.com where you will be able to turn in a work order, email or make a dues payment. The office will reopen on January 2, 2024 at 8:30am .

2024 CHA Board of Directors

Jerry McCoy-President
Ed Rowell-V. President
Chris Harmon-Treasurer
Kathy Williams-Secretary
Rodney Ford-Director
Fr. Tom-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 faucets to protect them, or 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.

If your walkway gets slippery with ice or precipitation, please sprinkle salt on it! You can also spray your car's icy windshields with a solution of 2/3 alcohol and 1/3 tap water. Never put hot water on a cold windshield!

If the roads become icy, please stay home!

Short Term Rentals

Short term rentals are not allowed in Cobblestone. We are Residential ONLY and these are businesses. In towns around the world, these short term rentals have ruined property values. We do not want any homes rented for less than 3 months without written permission from the Board.

We will be strengthening our Covenant and Restrictions in the weeks to come. We will need to get a signature from each HOMEOWNER who owns a house in Cobblestone. In order to accomplish this, we will be going door to door in the evenings to get homeowners' signatures. You can also stop by the office and sign it. Landlords, you will be mailed the form to sign.

For everyone's safety, Joan will put out a notice prior to our canvassing.

Financials

As of October 31st Cobblestone has so far this year spent:

Houses-(wood replacement & paint): \$76,990

Masonite houses-(paint only) \$22,500

Water, Sewage & Trash-\$157,436

Trees (trimming & storm damage)-\$29,400

Lawn care- \$55,937

Roads- \$26,915

Management & Maintenance- \$60,432

These are the larger amounts that we pay. For a more detailed report, please stop by the office and Joan will give you a copy of the Budget VS Actual.

Packages

This time of the year, the "Porch Pirates" will be gearing up to steal packages from porches all over town. 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. If the thieves quit getting a payday, they will quit coming!

Food Disposal

Please DO NOT throw food outside! It can become rancid and make animals and pets very sick, and in some cases it will kill them if consumed. Discarded food can also attract rats, raccoons, possums and other wildlife. Always throw your discarded food into the trash or down your disposal.

Parking

Each home without a garage is assigned one parking place. If you have more than one vehicle, you may park the second one in a guest parking place. Please be courteous to your neighbors. All parking spots are owned by the Association and do not run with the title to your home.

Because parking is limited, there is a limit of 2 cars per home. Any other cars you own must be parked off property.

Besides the occasional moving van, there should not be any 18 wheelers coming into Cobblestone. Our roads cannot handle the weight of these vehicles.

With the exception of replacing a dead battery or changing a flat tire, you cannot work on vehicles at Cobblestone. Wrecked vehicles or vehicles that don't run cannot be stored here at Cobblestone. They will be towed at your expense.

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, and they will get to us. If they miss picking 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, your landlord will be fined.****