



Cobblestone News

Winter 2024

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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

There will be **NO** increase in dues this year!! The Board of Directors, our accountant, Geoff Roberts and Joan have worked hard to keep cost down while still giving you the level of service you have been accustomed to. So this year, while everyone else is raising dues, we will remain at the same \$186 per month.

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.

General Meeting

Thanks to everyone who came to the General Meeting on November 12th. It was one of the best meetings we have ever had! Congratulations to the winners of the two door prizes. Colleen Taylor won the gift card for a 1/4 cord of wood and Virginia Hexter won the American Express \$100 gift card. And a big thank you to 318 Tree Service and Solomon Construction for donating them.

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 Tuesday, Wednesday, Thursday, & Friday, November 26th through November 29th. It will also be closed for Christmas and New Years from December 23rd 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, 2025 at 8:30am .

2025 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 rubbing alcohol in a spray bottle. Never put hot water on a cold windshield!

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.

After the first of the year, we will be strengthening our Covenant and Restrictions. We will need to get a signature from each **HOMEOWNER** who owns a house in Cobblestone. Joan is asking for volunteers to help get the necessary signatures. She will assign each volunteer a few homes in their area of the subdivision. It is a great way to meet your neighbors! If you would like to volunteer, please contact Joan because she could use your help. In order to accomplish this, we will be going door to door in the evenings to get homeowners' signatures.

For everyone's safety, Joan will put out a notice prior to our canvassing and a volunteer will also call you and set up a time to stop by. You may also stop by the office and sign it. Landlords, you will be mailed the form to sign and Joan will include a self addressed and stamped envelope in order for you to mail it back. It is imperative that you return the form.

Tenants

Tenants must come by the office and register with Joan. We need information in the event we have to contact you or an emergency arises.

Landlords, please be sure to have your tenants stop by the office and register. If they are not registered, they won't be able to enjoy the amenities in Cobblestone.

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.

Financials

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

Houses-(wood replacement & paint): \$104,730

Masonite houses-(paint only) \$16,450

Water, Sewage & Trash-\$170,485

Trees (trimming & storm damage)-\$14,575

Lawn care- \$53,922

Roads- \$35,663

Management & Maintenance- \$61,636

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.

Dogs

Please keep your dogs on a leash and pick up after them! You will be fined if you don't.

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.****