

Trees

Once a year we have a tree company come out and trim trees on common ground. If a tree that is on common ground is encroaching on your patio or roof, let Joan know so she can put it on the list to be trimmed. The tree service has already been out for this year and unless we have an emergency, they won't be trimming again until after the first of the year. Joan keeps a list in the office, so call her anytime to report a tree that needs trimming. If your neighbor's tree in their patio area is encroaching on your roof or patio, please talk to your neighbor and see if they will have it trimmed. If you have a tree in your patio area, it is your responsibility to keep it trimmed and healthy.

We do not cut down live and healthy trees. If you are having a problem with a tree, we will try to accommodate your concerns as best we can. We will have our arborist look at it and follow their recommendations. Trees provide shade which lowers your electric bill and they house wildlife. The tree's root system also prevents erosion of the soil.

Common Ground

Please do not store anything on common ground. Do not put out a swimming pool, fire pit, trampoline, water hoses, sidewalk lights, bicycles, or any other personal items on the common ground. These items prevent the Lawn Service from doing their job. Also, the items could be stolen or injure others. Anything that you want to use outdoors should be used in your patio area or, for those with garages, it can be used in your garage. The Lawn Service is **NOT** responsible for inadvertent damage to personal items left on common ground. If you have a cable service, please make sure they bury the lines to your house.

If you have large items for the trash people to pick up, you must call them and schedule an appointment. Those items must be kept in your patio area or in your home until the scheduled day for pickup.

Parking

We are continuing to have an abundance of parking issues. Please review the following:

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. If you have a garage and a driveway, you are not entitled to park in a guest parking spot. All parking spots are owned by the Association and do not run with the title to your home. For those with an assigned parking spot, do not park in a guest parking spot in order to hold yours open. This is not being courteous to your neighbors and you will also be fined. All guest parking is on a first-come basis.

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

Flowerbeds

Remember, before planting a flowerbed, see Joan because there are some plants that aren't allowed to be planted. She can go over with you the plants that are not allowed.

Sometimes it is unavoidable that the lawn service will get some grass clippings in your flowerbeds. If you don't want to risk them getting anything in your beds, it would be a good idea to cover your beds with a sheet while the lawn service is mowing, weed eating, and edging. The lawn service comes on Thursdays, weather permitting. If you do not want to maintain your flowerbed, please take up the border and let Joan know and the lawn service will weed eat or mow there.

Please do not plant flowers, shrubs and trees on common ground without notifying Joan and getting approval from the Board of Directors.

Pet Stations

We have 10 Pet Stations on property that Steve keeps filled with bags and empties. 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 behind your dog.

You **MUST** keep your dogs on a leash when outside your home. Correction collars are not a substitute for a leash. Both the City and Cobblestone have leash laws.

If you see anyone violating the leash law or not picking up after their pets, please record a video of the offense and email it to Joan in the office. The owner or landlord will be fined.

Please keep your cats inside, and do not keep your dogs on your patio for extended periods of time.

Trash

Please remember to store your trash in your cans and not in loose bags because animals can tear into them and spread the trash. If the City misses picking up your trash, 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.****

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 in **BIG, BOLD** numbers so if it gets lost, it will find its way back to you.

Keep in mind that the trash people will not take construction debris, appliances, or fixtures. You must haul that off yourself.



Cobblestone News

Summer 2025

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

Property Manager
Joan Parker

Maintenance
Steve Nicholson

Courtesy Officer
David Bonillas
318-459-2103
Answering Service

Cobblestone Web Site:
www.cobblestoneneighbors.com

Petition to Strengthen our CC&Rs

In order to prohibit Short Term Rentals (ie., Airbnb, VERBO, etc) in Cobblestone we **MUST** strengthen the language in our Covenants & Restrictions. Initialing "YES" does **NOT** prevent you from renting your house as long as it is a 3 month or longer lease. If you need to rent short-term to a friend or family member, the Board will make an exception for that circumstance. Joan has delivered the petition to every homeowner in Cobblestone at least twice. We need **EVERY** homeowner to sign the petition and get it back to Joan. If you have not signed and need another one let Joan know and she will get it to you. If you don't get it back to us, we will be calling or coming to your door in an effort to get it signed. It is imperative that every homeowner sign it.

Pool & Tennis Court

Both the tennis court and the pool are open daily from 10:00am until 10:00pm. The tennis court lights come on at 8:00pm and go off at 10:00pm. Do not try to open the timer box and reset the timer. We added pickle ball lines to the tennis courts so you can play either tennis or pickle ball. Let's keep both the pool and tennis court looking nice. Please do not let anyone in either the pool or the tennis court that does not have an electronic key card. There is probably a reason they don't have one. Tell them they will have to see Joan for access.

Water Valves

Each home in Cobblestone has its own water shut-off valve. It controls the water inside your home and is a part of your plumbing. The shut-off valve is normally found incased in a white PVC pipe located somewhere around the exterior perimeter of your house. Most are located in the area outside of your kitchen or bathroom. The shut-off valve is your responsibility. Please locate it and make sure it is in normal working order. If your valve is not in working order, have your licensed plumber contact Joan. She will arrange a day and time with them that the Cobblestone's main can be shut off in order for your valve to be repaired. Notices go out the day before in order to give everyone on that main notice. The plumber you hire must be licensed and insured in order for them to shut water off on one of our mains. We never allow a handyman to shut off a water main. It requires a licensed and insured plumber.

The office will be closed Friday, July 4th, for Independence Day and Monday, September 1st for Labor Day. To turn in a work order or to pay your dues, please go to our website. You may also leave a message on the office answering machine or drop your dues in our mail drop to the left of the front door.

Have a fun-filled Summer!

Dues

Dues are due on the first of each month and are late after the 10th. A late fee is assessed after the 10th. We have various ways that you can pay the dues. You may want to go to our website and use the PayPal button; however, there is a PayPal fee added to it. You can drop a check or money order off at the office. Please no cash! Or you may elect to sign up for Auto Draft with our bank. It is easy and quick and will be debited from your bank account on or after the 5th. **AND it is FREE!** If you would like to do the Auto Draft, please see Joan for the form.

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