



COBBLESTONE VILLAGE HOMEOWNERS ASSOCIATION

Community Management Specialists 720-377-0100 * fax 720-377-0111
<http://www.cobblestonevillagehoa.org>

NOVEMBER 2011

Message from the President

Dear Cobblestone Village Homeowners,

Your Board has decided to increase the monthly homeowner's association dues by \$5.00 a month beginning January 1, 2012. This was a tough decision but we all have to remember that Cobblestone Village is 27 years old. We have decided to replace the retaining walls in our community before another one falls down or has a major problem and someone gets hurt. This will cost us about \$100,000 and has been in the planning stages for some time. The work should be completed in the next couple of months. We also need to continue to build our reserve funds so we can pay for this type of repairs. Mike Walker

Trash Cans

Cobblestone Village has continuing problems with residents leaving their trash cans in front of their units. Not only is this against our Rules and Regulations, but it is also a problem in several ways. As our trash pickup day is Wednesday, our rules state that the trash should not be out before 6:00 PM on the Tuesday before and the trash cans must be put away by 10:00 PM on Wednesday. Trash cans ARE to be stored inside your home or on your patio area. Trash cans ARE NOT to be stored by your front porch, on the side of your building or behind bushes. Trash cans left in front of the building can be blown over or knocked over by kids or animals and roll into the parking areas, thus becoming parking and driving hazards. Residents who continue to do so will be fined. Thank you for your cooperation.

Cigarettes

If you or your guests smoke, please do NOT throw your cigarettes on the sidewalks, parking lot or grass. This just causes extra work for someone else to clean up. Please do NOT put them out on the buildings or sidewalks. This can damage our property. Also, please don't leave cans or other containers out for disposing of cigarettes. Cigarettes cause many fires and are a mess to clean up. Usually, this cleanup is paid for by your HOA and ultimately your dues. Thank you for your cooperation.

Web Site

The web site for Cobblestone Village HOA is <http://www.cobblestonevillagehoa.org>. Among other information, the contact information as well as meeting notices, a calendar of events, our governing documents and association history can be found there. There are also forms for ARC approval, maintenance requests as well as comment and suggestion forms. Please check out our web site and let us know what you think as well as any suggestions you have.

Our board meetings are held on the 2nd Monday of every month at the offices of CMS at 6:30 p.m. Our next board meeting is January 9th. All are invited to attend.

Insurance Certificates

Please call Peliton Insurance 303-771-1800 for proof of insurance certificates for your mortgage company.

Security

Brownstone Patrol Services will be patrolling our property again. Their number is 720-879-4568

Projects

- Renovation of the retaining walls throughout the community will begin in December. It will take about six weeks, weather pending. Please do not talk to the contractors. If you have a question, please contact CMS.
- Minor Landscaping will be reviewed in 2012
- Roofing/gutter repair throughout the community has begun and will take six weeks, weather pending.
- Concrete/pavers and asphalt work will be reviewed in 2012 for any replacement/safety issues.

Pets

Each homeowner is allowed to have up to three cats and or dogs. Animal size and type is regulated by the City of Westminster. All dogs and cats in the city limits are required to be under the physical control of the accompanying person, usually through a leash. All dogs in Westminster must have a license. Owners are required to clean up after their pets. It has been noted that a number of homeowners are not cleaning up the "calling cards" left by their canine companions. Some are even allowing their pets to roam free. In regards to the latter, there is a leash law, (for both dogs and cats), and homeowners should feel free to contact Animal Control if an animal is roaming freely. In regards to the "poop problems", this not only creates unsightly scenes and unsavory smells, but also causes damage to the sod and potential health hazards. Please help us to work together to resolve these problems. Also, please do not leave pet (or bird) food out on your patios as this attracts mice and rats. (Thanks to those responsible dog owners that do clean up after their pets.)

Snow Removal

Morris Maintenance is our snow removal company. They will begin to shovel snow at 2 inches and will plow at 4 inches. They will remove snow towards the end of the snow storm.

Board Members
President—Mike Walker
Vice President—Danny Recovo
Treasurer—Lisa Mittan
Secretary—Suzanne Wilson
Member-at-Large—Tess Stinall