

Cobblestone Crier



Fall 2003

Newsletter of the Cobblestone Village Homeowners Association, Inc.

Snow Removal

As we again approach winter, here is a reminder regarding snow removal. *Once the snow has stopped falling*, the snow removal company will come out automatically when snow in the parking lot is at least 4 inches deep. They will also remove snow from the sidewalks when snow is 2 inches deep.

We all know that Colorado weather can be somewhat unpredictable – if the sun comes out when there is just a bit of snow on your porches and steps, it may not be enough to melt the snow entirely, but it can be enough to make things slippery when the melted snow re-freezes. Sweeping light snowfall from your porches and steps will help make for a safer winter.

Many residents also keep a container of snow-melt crystals on hand. Ice patches can appear on sidewalks and patios from melt/re-freeze conditions – even after the snow-removal company has finished. Please, be safe this winter!

Our Pets - Our Responsibility

Most of us value our pets as companions, and even as members of our families. They require our care and attention to stay healthy and safe. When we allow them to run loose outside, we are putting them at risk – as well as putting other pets and children in danger. Animals who are not on leashes or otherwise under physical control of their owners can cause property damage or even attack other animals, or people.

When we decide to become pet owners, we decide to accept responsibility for the animals' well-being and safety, as well as some of the responsibility for the safety of others with whom these animals may come in contact. Our dogs and cats should not have the opportunity to frighten or possibly even harm the pets and children of our neighbors. Likewise, all domesticated animals should be kept inside or under their owners' protection when they are outside.

Just as dogs should not be "put out at night" and left to fend for themselves, neither should we believe the stereotype that domesticated cats can survive by hunting birds and mice. They also will not likely survive attacks by other cats who have reverted to, or even been born into,

feral (wild) conditions. In urban areas, these feral cats only barely survive, usually by foraging through garbage. Keep your cat safe – by keeping it inside.

Numerous complaints have been made about dogs being allowed to run through the complex without being restrained, as well as cats begging for food and repeatedly choosing areas just outside our residents' windows to use as litter boxes. There have also been complaints about residents walking their dogs and not cleaning up the messes left behind.

City of Westminster Municipal Code, Chapter 7, Section 6.7.5 specifically prohibits "any owner of an animal to fail to restrain the animal by physical means from running at large, (defined as) an animal off the premises of the owner and not under the physical control of the owner." The city code goes so far as to state that any animal "running at large" is a "public nuisance," which means city officials have a great deal of leeway in how to handle the situation – up to, and including impounding or even destroying the animal. Violation of this ordinance by a pet owner also carries a \$50 fine for the first offense and a \$75 fine for additional violations.

Reference info: www.ci.Westminster.co.us/Code/title06/t6c7.htm

DSS Satellite Dishes

As with any individual homeowner change to the exterior of Cobblestone buildings, installation of mini-satellite dishes is only permissible after the Homeowners' Association Board has the opportunity to review and approve a Design Request.

Satellite dishes may not be installed to the fronts of any buildings, or to the roofs. Design Requests for these types of dish installations will be denied. In addition, the Association may require removal of dishes installed without an approved Design Request. Any damage done to a roof or building as a result of a dish installation (approved or not) will have to be repaired at the homeowner's expense.

Homeowners are also responsible for ensuring that all cables running from the dish to the unit are adequately buried, or otherwise hidden from view in a safe manner. Please help see that your dish installation does not create an unsightly or unsafe condition.



Cobblestone Village Information

Board of Directors

President, Jo-Anne Mageors
Vice President, Judy Lehmann
Secretary, Lisa Mittan
Treasurer, Ward Duncan
Member, Michael Walker

Community Manager

Judi England..... 303-420-4433 x 4131
After-Hours Emergencies..... 303-420-4433
Sprinkler Emergencies..... 303-420-4433

Board Agenda Topics

Homeowners who wish to be on the agenda for a Board of Directors' meeting may contact the Community Manager at 303-420-4433 x 4131. Homeowners are welcome to attend and participate in the Board of Directors meetings, the second Monday of every month at Management Specialists, Inc.

The Cobblestone Crier is published by

Management Specialists, Inc.
390 Interlocken Crescent
Suite 500
Broomfield, CO 80021
303-420-4433 x 4131
720-971-4131 DIRECT
303-420-6611 fax
www.managementspecialists.com

NOTICE: Paid advertising does not represent endorsement of any kind by the Homeowners Association. Publisher's liability for errors and omissions in both news and advertising is limited to correction in a subsequent issue.

New Unit Numbers

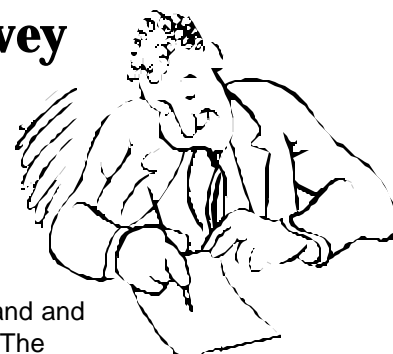
At the time of mailing for this newsletter, you have either seen or will soon see new unit numbers being installed for all 209 homes in Cobblestone Village. These new numbers have a surface designed to especially reflective, which will help Police, and Fire & Rescue to quickly locate your home in an emergency. It will also help visiting friends and especially – Pizza Delivery!!

New Board Member

Everyone, please welcome **Ward Duncan** to your Homeowners' Association Board. As mentioned in our Annual Meeting Recap, Ward was elected to finish out the 3-year term of our previous Treasurer. Ward and his wife, Dani, have lived at Cobblestone Village for about 3 years, and have an adorable little daughter. Ward is looking forward to making a positive contribution to our community this year. After a couple of Association business meetings, all of the other Board members are hoping he will decide to run for re-election next August. Welcome Ward – good to have you with us!!

Community Survey

Spring's newsletter included a survey form on which all residents were invited to voice their opinions on a few select items, as well as to share their thoughts on anything else they wanted. The response to the survey was very good on one hand and very disappointing on the other. The residents who responded were very straightforward with criticisms as well as with compliments on the community.



However, the turn-out was very disappointing – only 18 out of 209 units. Although a summary of the survey results was provided at the annual Association meeting in August, the number of respondents was hardly enough to help the Board to identify majority opinions on specific subjects.

The Board may decide to make another attempt at gathering your opinions sometime in the future. In the meantime, continue to contact Judi at Management Specialists with any issues. Incidentally, the 7 of you who expressed a preference for receiving your newsletter by email will receive an email and a snail-mail version. It is not cost-effective for us to sort out 7 names from receiving a printed copy.

Community Creations

Do you have recipes you would like to share with the community? Maybe a family favorite, super salad, decadent dessert, or bubbly beverage? Here's your chance! To submit your Community Creation, email it to Judi England at jengland@managementspecialists.com. (Emails are preferred to help retain accuracy of the recipe, but you may also fax or mail your submission.)

Great Holiday Dessert:

Kahlua® Marbled Pumpkin Cheesecake

Makes about 12 servings.

¾ cup gingersnap crumbs

¾ cup graham cracker crumbs

¼ cup powdered sugar

¼ cup (4 tablespoons) melted butter (unsalted or salted)

2 8-oz packages cream cheese, softened

1 cup granulated sugar

4 eggs

1 1lb can pumpkin

½ teaspoon ground cinnamon

¼ teaspoon ground ginger

¼ teaspoon ground nutmeg

½ cup Kahlua®

Heat oven to 350°F. In bowl, combine gingersnap and graham cracker crumbs with powdered sugar and butter. Toss to combine. Press evenly onto bottom of 8-inch springform pan. Bake 5 minutes. Cool.

In mixer bowl, beat cream cheese (softened) until smooth. Gradually add granulated sugar and beat until light. Add eggs, one at a time, beating well after each addition. Transfer 1 cup mixture to a separate bowl and blend in pumpkin, spices, and Kahlua®. Pour half of pumpkin mixture into prepared crust. Top with half of original cream cheese mixture.

Repeat layers using remaining pumpkin and cream cheese mixtures. Using a table knife, cut through layers with an uplifting motion in four to five places to create a marbled effect. Place pan on baking sheet and bake at 350° F for 45 minutes. Without opening oven door, let cake stand in turned off oven for 1 hour. Remove from oven and allow to cool, then chill in refrigerator. Remove from pan and serve.

Important Phone Numbers for Football and Hockey Season!

Blackjack Pizza: 303-426-9116

Pizza Hut: 303-751-1111

Papa John's: 303-429-5252

Hong Kong Chinese: 303-427-6868

Red Lantern: 303-422-8353

Noodles & Rice House: 303-430-8484

Woody's Wings (no delivery, but worth making the trip!): 303-427-0302



Annual Meeting Recap

Thanks to the residents who turned out for our Annual Meeting in August.

The primary focus for our Annual Meeting was to elect a Board member to finish out the three-year term of our previous Treasurer. This year, Ward Duncan ran for the position and was elected. Thanks, Ward, for offering to serve the community. We're counting on your enthusiasm, leadership and dedication to lead us through the challenges that lie ahead.

We also fielded a wide variety of questions from residents, which we're always happy to do. In fact, the Board hopes you realize that you are welcome to attend any of the Association's monthly Board meetings to discuss any issue. We meet the second Monday of each month and begin at 7:00 p.m. Meetings are held at Management Specialists, Inc.'s office in Broomfield. If you'd like to attend, give your Community Manager a call before the meeting to verify date and time.

Cobblestone Village Website

The Cobblestone Village Homeowners Association has its own web site. It is hosted on the Neighborhood Link web site. <http://www.neighborhoodlink.com/public/mainGenerate.html?neighid=719543456> .

The web site has many areas, including information about Cobblestone Village itself as well as contact information. The Community Calendar has dates of events in or for the community. The Cobblestone Village News is a newspaper section that has articles on a variety of topics, both old and new. [Talk About It](#) is a discussion area. If you have an event you would like posted or need to contact Management Specialists, the contact information is in the Neighborhood Contact area.

There are also links to Management Specialist's web site and several of the Westminster city web sites.

Please visit our web site, sign in and let us know your comments. Please remember that the format is under the control of the Neighborhood Link.

Cobblestone Village Parking Lot

The parking lot is used by many people— both those driving as well as on foot. All who live here, as well as their visitors, are urged to be cautious when driving and walking in our parking lot. Many drivers are not observing safe driving practices, including driving on the wrong side of the road and driving too fast through the parking lot. Since our parking lot has blind corners, head-in (or back-in) type parking, and many pedestrians, slow driving speeds are necessary.

So... the requests are these:

- To those on foot – watch for the drivers, as they may not see you.
- To the drivers – slow down and watch for other cars and people.



Where Your Money Goes

The Association is responsible for providing the following services:

- accounting
- asphalt maintenance
- association insurance
- audit/taxes
- budget preparation
- building maintenance
- common area lighting
- clubhouse maintenance
- covenant enforcement
- common fence maintenance
- common area grounds maintenance and irrigation
- design review processing
- inspections
- newsletters
- pool maintenance
- reserves (20 year plan)
- snow removal
- trash removal & recycling
- water/sewer

The Board of Directors often hears people wondering why we can't spend money on various improvements. We also hear dismay each time we have to raise the monthly fee. So, the Board does its best to balance what we need to spend money on with how much we have to charge in fees. It may seem like we keep paying more and more, but in truth, over time the increase in fees hasn't gone up as much as the inflation rate.

Goodbye, Pumpkin Pie!

Year after year after year
I go crazy!
Every Thanksgiving
I sit with the babies!
It's the little kids' table;
The table for tots,
Where my mom makes me
sit
If I like it or not.
The table for grown-ups
Is fit for a king,
With goblets
And giblets
And gold napkin rings,
And bread rolls and salad
And dressing with drippings,
One glass just for drinking,
And one just for sipping!
But here all the kids
Drink from Styrofoam cups,
We eat small turkey bits
That our moms have cut up.
Our plates are red plastic
And so are the spoons,
And we eat by ourselves
In a small dining room.
I have dozens of cousins
Age one and age two
Whose Thanksgiving feast
Is a greenish-brown goo.
They slop up their faces
With vegetable mashes
And after they drink
They all have
Milk mustaches.
They urp,
And they burp,
And they belch
And they gulp;
Oh, why can't I sit
At the feast for adults?
All the mooshing
And mashing
And smooshing
And gnashing!
I put down my fork
And I thought about fasting!
I'd never eat turkey
Again in my life!
Never pick up a fork!
Never pick up a knife!
I'd fast like a mountain-top
Indian swami;
I wouldn't touch mustard
Or bread
Or salami!

"I'll never eat mushrooms
"Or green beans
"Or squid!
"And I NEVER will eat
"At the table for kids!"
"What's wrong?" asked my
mom,
She was pouring some
drinks;
"You haven't touched
dinner...
"Not one single thing!"
She straightened the napkin
Tucked under my chin,
She gave me a hug
As she pushed my chair in,
She cut up my turkey bits
Two sizes smaller,
She held up my glass,
"Have a sip of some water!"
She dished up a spoon
Of potatoes and gravy;
My mom tried to feed me
Like I was a baby!
Well, my face turned as red
As the rhubarb pie filling!
I quick turned away,
And my cup went a-spilling!
BOOSH!
Water splashed on
Mom's face and her hair,
And it looked like some gravy
Was mixed up in there,
Because polka dots spotted
My mom's bright white dress!
Her Thanksgiving suit
Was a gravy-brown mess!
I should've said "Sorry!"
I should've said "Oops!"
I should've helped mom
Wipe the gravy-brown goop.
What happened instead
Is a mystery, my friends.
But there's one thing for
sure - - -
I won't do it again!
I opened my mouth - - -
Do you know what I did?
I sassed my mom back
Like a spoiled snotty kid.
"I can use my own fork!
"I can use my own knife!
"And I don't want to sit
"At the table for tikes!"
"I can't stand all the gunk!
"I can't stand all the gask!
"I won't watch little Timothy
"Eating like that!"

"He's got yams in his hair,
"He's got yams North and
South,
"And there's food
everywhere
"But inside of his mouth!"
"Then there's Sarah and Icky
"And Jimmy and Franz
"Mixing peas in their milk!
"Eating with their bare
hands!"
"This is NOT what the
Pilgrims
"And Indians did,
"**I DON'T WANT TO SIT
HERE
"AT THE TABLE FOR
KIDS!!"**
Then mom said,
"I think your Thanksgiving's
all through,
"And I think that it's time
"You go up to your room."
"In my ROOM?!" my brain
thought,
This just couldn't be true!
In my ROOM?!
Why,
WHY,
WHY??
What on earth did I do??
My tummy got grumbly,
My feet both felt stumbly,
I wanted to shout,
But my mouth was all
mumbly.
I walked past the turkey,
The dressing and trimmings,
My feast was now ending
Before its beginning.
"Goodbye, pumpkin pie!"
I said, as I walked by it,
"So long, green bean bake!"
Though I never would try it,
"Farewell, acorn squash,
"And potatoes au gratin!
"Ta-ta, apple tart
"With your whip-creamy
topping!"
I sat all alone
On my bed feeling hungry.
It felt like I had
A stone knot in my tummy.
I could still hear
The forks and the knives and
the spoons
Clacking and clinking
And scraping up food;
My sniffer sniffed smells
Drifting up from afar,
And on Thanksgiving Day
I was sure I would starve!

So I played with my toys
Then I sang a few numbers,
I stood on my head
To get rid of this hunger,
Then somersaults,
Push-ups,
I played tiddly-winks,
But Thanksgiving turkey
Was all I could think!
My belly growled out
Like a great grizzly bear,
And I knew,
Pretty soon,
I'd need something down
there!
Anything,
ANYTHING!
Liver, or beets!
Even heaps of
Hungarian pickled pigs' feet!
"I'll eat wood like a termite!
"Or flies like a frog!
"I'll chew catnip like kitties!
"Or shoes like a dog!"
I was just about ready
To snack on my hat,
When I heard someone
knocking,
RAT-TAT-A-TAT-TAT!
It was mom with a plate
Piled high with a feast,
And it didn't seem that she
was mad
In the least.
She set up a TV tray
Right by my bed,
And she gave me a kiss
On the top of my head.
"You're growing up fast,"
She said, hiding a tear,
"Won't you join the adults
"For Thanksgiving next
year?"

**Have a
Happy Thanksgiving!**



Neighbor Knowledge

What exactly is a "good" neighbor? To be one, you don't need to be friends or hang out together. Being a good neighbor is an attitude. A good neighbor attitude allows you to live as privately or as sociably as you wish.

Here's how to cultivate and nurture it:

Meet Them. While marching up to their door with hand extended is great, the chance encounter works well too. Introduce yourself at the mailbox, while walking the dog or when you take out the trash. Learn their names and offer a cordial "Hello" or "Good Morning" when you see them.

Keep Them Informed. Contact them before undertaking something that might affect them, such as hosting a big party or getting a dog.

Be Aware of Differences. Age, faith, ethnic background and marital status can drastically affect lifestyles. Be aware of the differences between you but home in on what you have in common.

Point of View. From your neighbor's viewpoint, how does your compost pile, debris or junk car look? Would you like that view? (If you do, refer to your *neighbor's* viewpoint).

Be Appreciative. If a neighbor does something you like, tell them! They'll be pleased that you noticed.

In This Issue:

Annual Meeting Recap
Cobblestone Village Website Info
Satellite Dishes

Assume the Best. Most people don't intentionally create problems. Assume the neighbor doesn't know about the annoyance when you speak to them. Your delivery will be dramatically kinder. And assume they will be cooperative.

Be Candid. If your neighbors do something that bothers you, let them know as soon as possible.

Be Calm. When discussing a point of contention, speak calmly, listen carefully and thank them for telling you how they feel. You don't have to agree or justify your behavior. If you don't react defensively, anger usually subsides, lines of communication remain open and resolution is possible.

Take Your Time. If caught in angry confrontation, take a break to reflect and finish the discussion when cooler heads prevail. Don't leave it hanging. Time and lack of resolution will intensify hostilities.

Best Advice of All. Treat others as you would like to be treated. This attitude will pave the way for good neighborliness.

Cobblestone Village Homeowners Association
c/o Management Specialists, Inc.
390 Interlocken Crescent, Suite 500
Broomfield, CO 80021

TO:

Cobblestone Village Homeowner