

Homeowners Who Rent Your Units Out!! – PLEASE Ensure Your Tenants Receive the Information They Need In Order to Participate Appropriately In This Community!!

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Cobblestone Village Homeowners' Association meetings are held the second Monday of every month at 7:00 PM. The next monthly meeting will be September 13 at Management Specialists.

Please call Judy in advance if you would like to be added to the meeting agenda.

Important News About Garbage – Please READ!

Please do NOT store garbage on your patio – UNLESS it is in a garbage can with a locking lid. Garbage stored in bags and other containers that are easy for little paws to open have attracted varmints – rodents of an extremely unpopular variety.

In addition, please do not store pet food outside. Animal control has told us that the easily accessible garbage and pet food on the patios is why they are here and why they stay.

We have had traps set, and have contacted the City of Westminster as well, since these pests have also been seen in the park behind our property. It is illegal to put poison on city property, so they will be working with us to solve this problem, without violating that ordinance.

In addition, check your crawl spaces if you have them, for signs that you have had unwelcome visitors. Be sure to wear a paper breathing mask if you have a mess to clean up, and feel free to set your own traps or put down poison if you think they might come back.

The most important thing we can do is also the fastest, easiest, and the safest for our children and pets. We can remove what attracted them in the first place. So PLEASE stow your garbage and pet food out of reach of pests.

Exterior Doors

Some homeowners have expressed a desire to know how and where they can get replacement grids for their front and back doors. Since installation of screen doors that more effectively keep out the cold weather, many of these grids are warping and/or breaking.

The Association does not have the names of manufacturers and vendors who provided building supplies to Pulte Homes, the builder of our complex. However, we do know of a door that has had the window replaced in it (as opposed to replacing the entire door, or just the gridwork). This homeowner got the replacement window at Home Depot, and says she likes this one better than the original because the gridwork is inside of the double paned glass.

If you have any other leads on a solution, please let us know and we'll pass it on. Otherwise, remember to submit a design review request for any changes to doors or windows. We would love to make available to everyone else the name of the store or contract company you found!

Water Shut-Off Valves

Here's a valuable tip from a neighbor!! Find out where the main water shut off for your building is located. Should you have a pipe burst, or a faucet break, you can save yourself a lot of water damage, headaches, and costs if you are able to shut off the water until a plumber can arrive.

Where Your Money Went – 2003

Budget Actual 2003		
Yearly Costs / Per Monthly Unit Costs		
EXPENSES	Yearly Costs	Per Unit Per Month
Water/Sewer	104,407	41.63
Electricity	3,043	1.21
Management	23,886	9.52
Administrative	2,576	1.03
Postage	842	0.34
Taxes	(661)	-0.26
Insurance	42,506	16.95
Legal	13,351	5.32
Audit	1,632	0.65
Grounds Maintenance	29,531	11.77
Fertilization/Weed/Insect Co	3,608	1.44
Grounds Repairs (Sprinkler)	3,670	1.46
Grounds Repairs (Other)	10,295	4.10
Grounds Improvements	8,904	3.55
Building Repairs (Other)	5,479	2.18
Building Repairs (Plumbing)	-	0.00
Building Repairs (Roofing/G	2,916	1.16
Pest Control	1,485	0.59
Pool Maintenance	3,896	1.55
Pool Chemicals	964	0.38
Pool Repairs	9,134	3.64
Pool Supplies	164	0.07
Security	5,141	2.05
Lighting Maintenance	2,404	0.96
Fence Maintenance	640	0.26
Paving Maintenance	-	0.00
Street Sweeping	-	0.00
Snow Removal	10,339	4.12
Trash Removal	11,024	4.40
Transfer to Reserves	86,250	34.39
Miscellaneous	92	0.04
Total Expenses	387,518	154.51

*Note: The 20-year budget plan called for \$103,500 to be transferred to reserves. Had assessments been adequate to cover operating expenses as well as the planned Reserves transfer to cover scheduled major repairs/enhancements, the monthly assessment per unit would have been \$161.01

**Another relevant point is that we ended 2003 with homeowners owing the association approximately \$19,000 in delinquent assessments.

For 2003, the amount transferred to reserves was \$17,250 less than planned. In addition, an additional \$15,466 was taken from reserves to cover some of the expenses to the operating budget that were over budget. Some of these overages were:

- \$ 9,134 in pool repairs (\$7,173 over budget)
- \$10,339 in snow removal (\$899 over budget)
- \$13,351 in legal expenses (\$7,487 over budget)
- \$13,965 in grounds repairs (\$3,988 over budget)
- \$ 8,904 in grounds improvements (\$7,404 over budget)
- \$ 5,141 in security (\$2,371 over budget)

To illustrate why such a large amount from each homeowner's monthly assessment is needed for Reserves, here is a comparison of the planned vs. actual numbers as we move through the next couple of years:

At the Start of 2003:

Planned Reserve balance for end of 2003	\$323,095
Planned Reserve additions for 2004	\$123,276
Planned Reserve expenses for 2004	\$ 35,145
Planned Reserve balance for end of 2004	\$411,226

Planned Reserve additions for 2005	\$145,261
Total reserves needed for 2005	\$287,299
Planned Reserve balance for end of 2005	\$269,188

Planned Reserve additions for 2006	\$160,880
Total reserves needed for 2006	\$383,831
Planned Reserve balance for end of 2006	\$ 46,237

Revised at the Start of 2004:

Actual Reserve balance at end of 2003	\$290,379
Planned Reserve additions for 2004	\$123,276
Planned Reserve expenses for 2004	\$ 35,145
Planned Reserve balance for end of 2004	\$378,510

Planned Reserve additions for 2005	\$145,261
Total reserves needed for 2005	\$287,299
Planned Reserve balance for end of 2005	\$236,472

Planned Reserve additions for 2006	\$160,880
Total reserves needed for 2006	\$383,831
Planned Reserve balance for end of 2006	\$ 13,521

(planned reserve balance at end of 2006) \$46,237
 (less the revised expected reserve balance) \$13,521

Current Shortage of Funds for the 20-year Plan: (\$32,716)

This figure does not consider the potential that additions to Reserves for 2005 and/or 2006 could be less than planned.

The largest reserve expenses planned for 2005/2006 are:

- \$434,216 to put new roofs on the buildings
 - \$219,216 in 2005
 - \$215,000 in 2006
- \$ 89,002 to put new gutters on the buildings
 - \$43,843 in 2005
 - \$45,159 in 2006
- \$180,000 to paint all of the buildings
 - \$90,000 in 2006
 - \$90,000 (in 2007)

Updates From Your Board of Directors

Since the last newsletter, a lot has been happening here at Cobblestone Village. Many of you have seen various people walking the property with clipboards in hand – some from the Board, and some not. ALL of us care about this community – we care about property values AND we care about the fellowship between all of us as neighbors.

At the June Homeowners' Association meeting, several of you joined the Board to present various issues and concerns you had about how things are going here in your community. In addition, you informed us that the City of Westminster Housing Inspector had been called in to provide an official perspective on your concerns.

We have been in contact with the inspector and provided an initial response to her, indicating that some of the specific issues she documented have been corrected. We have also requested an extension of time in which to address the major concerns around grounds keeping and gutters, and you will find more information on these items as you read through this newsletter.

It seems as though much confrontation could have been avoided if residents had a way to contact the Board directly, in the event they felt the management company did not adequately address the situation. Consequently, we will be installing at least one drop-box, in which you can place information on any issue, and your Board members will get it directly.

By the time you receive this newsletter, we will be scheduling the installation of new banks of mailboxes at either side of the complex. We hope to be able to install these community drop-boxes there as well.

We do ask that you continue to call Judi at Management Specialists first. If you feel you still need to contact the Board, please include information on your attempt to work with the management company and the result of that attempt. Please include dates, how (telephone – voice mail, telephone – spoke directly, email, visited the office in person) and with whom you spoke (Judi leaves the name of a backup contact when she is on vacation).

We will post flyers at the mailboxes when we have a date for the installation of the new mailbox banks, and the new drop-bex(es). The city inspector

informed us that a very common problem faced by HOA Boards and by managers of apartment complexes is that residents often do not inform management of problems they see – resulting in additional damage to the property because the original problem goes unaddressed for too long.

Please help us prevent our property, our investment, our homes from suffering serious damage by reporting the smaller problems while they can still be repaired quickly and inexpensively.

Now, read on for information on your specific concerns.

Landscaping

We have reviewed and approved a bid to have dead branches trimmed from many of the trees, and to have several of the maple trees treated for disease. In addition, many dead and dying bushes and shrubs will be replaced. The ground drains that were clogged have been cleared, and most of the areas where sprinklers were malfunctioning are beginning to have green grass again.

On that note, please be patient as some of the sprinkler malfunctions have been difficult to diagnose. Please call and let Judi know if you note areas where sprinkler heads are still not working properly or are leaking. She is tracking which areas the landscaping contractor has been contacted about and which areas are reportedly fixed. If any of these are not truly fixed, or haven't gotten added to the list as yet, she needs to know about it.

We are in the process of reviewing a bid from another landscaping company to redo some of the areas where the grass has completely died. In the areas where the landscaper believes grass can grow and thrive, these areas have been bid to have the grass replaced. Other areas have been bid to have drought-resistant or low-light ground cover planted. In addition, we have requested bids from other landscaping companies to contract for ongoing maintenance of the property. The current contract is up in October, and we will have a decision made by then. We will be working with the new landscaping contractor on the areas where the rocks have shifted and the landscaping blanket is exposed.

Lighting and Lamp Poles

All the light poles have been evaluated during night hours and confirmed to be lit and functioning properly. None of the bulbs were cycling, which would indicate that none of them are approaching burn-out. In addition, all of the poles with any problems with the maintenance covers being loose or missing have been repaired. The poles that were unstable have had the concrete bolts replaced and are now solid.

There are a few light poles that will require costly repairs in the future, although at this time, they are stable, solid and functioning properly. In order to repair these poles, they will have to be removed, including the concrete to which they are bolted, and the concrete caisson will have to be replaced. We have this on our list for future repairs, but as they are stable and functioning now, there are higher priority items on which the budget should be spent. We ask your help in preventing anyone (even small children) from climbing on the light poles in the meantime.

Sidewalks and Steps

As of the August 9 HOA meeting, the Board had received multiple bids for major concrete repairs, so at that meeting one contractor was chosen. If this work has not been completed by the time you read this newsletter, you should be seeing the contractors out very soon.

As with all bids of this type, the work may not specifically include every area that you as a resident feels needs to be done. Once the work bid so far is complete, please let us know of these additional areas. We will evaluate the criticality of the situation against the funding available to see if the work will fit into the budget for this year or should be scheduled for next year.

Deck and Patio Repair

The deck for the specific unit brought to our attention by one of the homeowners who attended the June meeting has been repaired. Each of these deck/patio situations will be evaluated on a case-by-case basis, as in some cases deck repair is the responsibility of the homeowner.

If the architecture of the deck was not an option for the original homeowner, then repairs to that deck are the responsibility of the association. If the deck design was an option chosen by the original

homeowner, or added on to the existing deck or unit by any previous or current homeowner, then repair of that deck is the responsibility of the current homeowner. Consequently, each case has to be reviewed individually in order for the Board to make that determination.

By all means, please submit a request and if the deck is determined to be the responsibility of the Association, it will be repaired. Each request for any type of work on the property – if determined to be the responsibility of the Association – must go through a bid process in order to spend your Association dollars as wisely as possible.

Pool Fence

A bid has been accepted to remove the wooden section of fence by the back of the pool and replace it with iron fence like the rest of the fencing around the pool. If this has not been completed as of your receipt of this newsletter, it soon will be.

Pool Keys

This year has provided a welcome respite from the need for the Board to authorize repairs to the pool. So far, we have not received any word of residents bathing their dogs in the pool, or that there has been any other vandalism or misuse of the pool. However, the Board has decided to change the requirement from a fee for a key to the pool, to a deposit for the key.

Article II - Property Rights in the Common Area, Section 2 - Extent of Owners' Easements, of our community covenants clearly states that "The rights and easements of enjoyment created hereby shall be subject to the following: (paragraph c specifies) "The right of the Association to promulgate and publish rules and regulations which each Member shall strictly comply with, including, but not limited to, the right of the Association to establish reasonable charges and/or admission fees for the use of any recreational facilities located on the Common Area."

Paragraph d of the same section also specifies the Association's right to "suspend the voting rights and the right to the use of the recreational facilities, if any, within the Common Area, of a Member for any period during which any assessment against his Lot remains unpaid and, for a period not to exceed sixty (60) days, for any infraction of its published rules and regulations."

Excessive expenses related to violation of the pool rules by homeowners and outright vandalism of the pool – perhaps by homeowners or renters, perhaps by non-residents of the community – were taking a serious toll on the Association’s budget. In addition, we were forced to close the pool early 2 years in a row – which is decidedly not fair to the residents who used the pool responsibly.

The Board had to find a way to reign in the misuse and vandalism of the pool that was having a detrimental affect on residents who were behaving responsibly AND on all of us – whether or not we even use the pool – since funding had to be redirected from other needed work in the community to do extra pool repairs and extra pool maintenance.

There will still be a \$10 cost to each resident to obtain a pool key. If the resident leaves the community, the \$10 will be returned PROVIDED the assessments for that unit are current, and there are no outstanding violations of covenants, rules, or regulations. When the pool gate is periodically re-keyed, a resident who has previously paid the pool key deposit will automatically be issued a new key, with the same provisions listed above.

This is the only way we can enforce the stipulation that homeowners who pay their assessments and follow the rules of the community (or ensure their renters follow the rules) will be allowed to use the common recreational facilities.

Management Specialists

The Board is currently reviewing the proposal for contract renewal as presented to us by Management Specialists. We are looking at all of our options for ensuring we are providing good management of the property, and will communicate our decisions to you as they are made.

We are not making a decision at this time regarding where the ongoing monthly Association meetings will be held. Our decision regarding the management company is a priority due to date clauses in our current contract. The decision regarding meeting locations will be dependent on this other, higher priority decision.

Not Apartments....

Cobblestone Village is a community of privately owned homes. Each of us who is a homeowner here has a stake in what goes on throughout the

community, as well as what goes on with our specific unit. Unlike an apartment complex, there is no onsite management, maintenance, or security that is provided to residents by default as part of their monthly rent.

There is no one on the payroll whose job it is to enforce federal and local laws, or community covenants and regulations. Our management representative is onsite once per week. As a courtesy, the security guard hired by the Association will sometimes let us know of issues that could be a violation of the covenants; however, he is not required to be familiar with our covenants. We hired him to provide security during summer weekends.

There is no one onsite whose job it is to empty the trash containers by the mailboxes or to pick up pet waste, or to make sure any other trash is disposed of properly. The process to have a couch removed from the front lawn is different when we’re all in this together. In an apartment complex, the management company can simply have the couch removed. They may tack a note to the front doors of nearby apartments giving the owner of the couch a time in which to remove it themselves, but this would only be a courtesy.

In a Homeowners’ Association community, the process is much different. The homeowner is violating a covenant regarding what is considered “unsightly,” and so must be given the same opportunities to correct the situation as if they were in violation to a much smaller degree, of the same covenant.

We all must rely ON EACH OTHER to report suspicious or obviously illegal activity to the police, and to report violations of our covenants to our property manager.

We all must rely ON EACH OTHER to pick up after our pets and to not put trash in a container that is already full and to follow the law and our covenants. This respect for our own property, as well as that of our neighbors is what can make Cobblestone Village truly a COMMUNITY.

Painting

The Association’s 20-year financial plan calls for repainting the entire complex in the summers of 2006 and 2007. Current estimates indicate this will cost roughly \$90,000 each year. At that time, we will work with the painters to ensure that the units are

painted reasonable colors and that the fronts and backs of each unit are painted the same colors.

Meanwhile, we will be working painting issues on a case-by-case basis where exposed wood will cause further and more extensive damage. Likewise, areas where wood trim has already suffered damage will be repaired and repainted as we are made aware of them.

Parking and Parking Lot

The relatively new (May of this year) agreement the Association entered into with Denver Metro Parking Management, Inc. (DMPMI) should help alleviate the situation of illegally parked vehicles in our parking lot. The parking lot is now checked twice per week for these vehicles – allowing more timely removal of those that stay out of compliance. Remember, any homeowner can call regarding illegal/expired license plates.

As this is private property, we do have to tag the vehicle first, in most cases, in order to allow the owner to fix the problem or to move the vehicle off our lot.

The 20-year financial plan calls for the parking lot to be completely resurfaced in 2008, at an estimated cost of over \$98,000. Meanwhile, we do have potholes repaired periodically, and are planning to have the parking lot seal-coated this year to help protect it from the weather.

We are in the process of soliciting bids to have parking permits made. Each unit will be issued up to 2 permits, which will quickly identify cars with a legitimate reason to be in our parking lot – perhaps not moving for a week while the resident is on vacation.

Gutters and Roofs

Gutter and Roof replacement is scheduled to begin next year – summer of 2005 – with approximately half of the buildings to be done then and the rest to be done the following year.

We want to repair particular areas where gutters are not attached adequately, allowing water to run down behind them. Please check your unit the next time you have a chance when it is raining and let us know if you see water coming down from behind the gutter. Give as accurate of a description as possible

as to where on the building you see it leaking. We're counting on you!

Assessments Increases

It is our hope that the column in this newsletter titled "Where Your Money Went," as well as some of the other references to the Association's 20-year plan, has helped with your understanding of what is happening with the money you pay in assessments every month.

None of us on the Board want to keep paying more and more every year for assessment, but the fact is that all of the costs for the services needed for this property are going up and if the work is to be done, we all have to contribute to paying for it.

To refer again to our covenants, Article IV – Covenant for Maintenance Assessment, Section 3 – Maximum Annual Assessment, paragraph b states, "Effective with commencement of the second and each subsequent annual assessment period, the maximum annual assessment against each Lot shall be increased effective each annual assessment year in conformance with the rise, if any, of the Consumer Price Index published by the U.S. Department of Labor, Washington D.C., for All Items and Major Group Figures for All Urban Consumers...; this annual increase in the maximum annual assessment shall occur automatically upon the commencement of each annual assessment year without the necessity of any action being taken with respect thereto by the Association."

In some of the past years the Association Board of Directors has voted not to adhere to this requirement for an annual assessment increase. If the starting amount of \$100 had been increased by the Consumer Price Index every year, as it should have been, we would all be paying \$173.26 per month this year.

Obviously, there is a lot of work to do in this community – work that costs money – money which has not been collected from homeowners over the years, as directed by the covenants. These assessment dollars essentially still belong to each of us. The Association holds them, as though it were a collective "escrow" account, to be invested in our property.

There will be an assessment increase at the end of this year – in keeping with our covenants. It is absolutely essential that this "escrow" account is

funded so that our homes can have the structural protection of new roofs, gutters, and paint they need. The additional elements such as landscaping, although cosmetic, are also important.

Please remember that the Association's financial documents are always available for any homeowner to review. Once again, we're all in this together.

Other Repairs

Paving bricks along the edges of some of the sidewalks which have settled and sunk – leaving an uneven walking surface are being lifted out and repositioned. Some of this work is complete, with more to be done as other areas are identified.

The same contractor will be going through the community to review the condition of all window wells. Those that are rusted will be cleaned and painted. We do not have a full-time employee for this type of maintenance here at Cobblestone, so this work will be scheduled in with the contractor's other jobs – both here and elsewhere. Higher priority jobs exist here, such as replacing wood that has been weather damaged, and taking care of other items that pose a more immediate risk for further damage.

Cobblestone Community Website

To visit the Cobblestone Homeowners' Association community web site, type the following URL into your web browser, or click on the following link (for residents who receive this newsletter via email):
<http://www.neighborhoodlink.com/public/mainGenerate.html?nneighid=719543456>

Bookmark the site for quick reference to the quarterly newsletter, information about Cobblestone Village itself as well as contact information. **In addition, you can use the website to contact the Board – emails sent to the Neighborhood Contact name (who is not our property manager) are forwarded to the Board members.**

The Community Calendar has dates of events in or for the community. 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.

We would like to thank all of you who have visited the site over the past couple of months, and actually contributed discussion as well as simply reading discussion items posted by your neighbors.