

Cobblestone Communiqué

February, 2005

Interviewing Management Companies: On Thursday evening, February 24, The Cobblestone Village Board of Directors will be interviewing owners of management companies in the prospect of making a change. Homeowners are invited to attend this special session, which will be held in the Bruchez conference room on the 2nd floor of College Hill Library, at 6:00 pm - 3705 W 112th (Front Range Community College campus).

Special Announcement!

Cobblestone Village has a new grounds keeping contractor, effective January 24! Urban Farmer will be taking care of maintenance for all of our landscaping and snow removal. They will also be working with the Board of Directors to get some renovations done to get the sprinkler system working properly, and get things growing again!

Until we're done with snow-season, please share information on areas within the complex that need special treatment for ice, or where it's not a good idea to pile up snow (especially if we get another storm like we got in March a couple of years ago). Contact the management company or drop a note in the Board Notes boxes at the mailboxes.

The folks at Urban Farmer are excited to be working for us and really want to do a good job, so you can help with those little details that will help them learn how to do that here in our community.

Neighborhood Watch: Some of our residents have already volunteered to be Block Captains - these folks know who in their buildings have officially signed up as NW participants and are keeping track of how we're doing toward having a high enough participation to have official sponsorship for our program from the Westminster Police.

If you haven't been approached for involvement in NW, and want to join in helping make our neighborhood safer, please speak up!! Contact Jan at 303-426-0592 or at pazyluz@netscape.com, or write a note with your name, address, the best

way to reach you, & that you are interested in Neighborhood Watch - drop it in the Board Notes box at the mailboxes.

Past, Present, & Future

Past: Many years ago, Cobblestone Village had a management company that did some very bad things. When things got to their worst, the Association couldn't afford to pay the water bill. The City of Westminster agreed to accept a payment plan, and a more watchful eye was kept on the Association's financial accounts.

For the past several years, the Boards of Directors have been very careful to save up enough money to get some major work done. Because some of the ballpark estimates for this work were from better economic times, these Board members thought some of these things were going to cost more than they will today. They thought it would be okay to spend less money on some of the cosmetic things - like landscaping, for example. They thought if they saved money on some things, there would be enough to get costly work done on the buildings when the time came (based on standards of years-of-useful-life for things like painting and roofs).

Present: Today, there are new estimates for these high-dollar purchases, and since it's not going to be as expensive after all, the Board is looking at doing work THIS YEAR in as many categories as possible. We need work done to renovate, repair, and replace landscaping, concrete, roofs/gutters, pavement, lighting, drainage. All of the work, in every category can probably not be done this year, but surveys are being done to identify the greatest needs in each category, and bids are being requested. A plan has been started so the Board can figure out what to do where - this year, and how much it will cost - this year.

The Board is also interviewing other management companies, to find the best one to help with all of these improvements, as well our everyday needs.

Future: You should start seeing some major improvements in the appearance of Cobblestone Village and in how well things will work around here - from sidewalks to gutters. Some homeowners have suggested that some social activities be organized for the residents here, so look for more on that to come as the weather gets nicer. Also, watch for more on organizing special committees.

Frozen Pipes: (Information from the Denver Water Board - denverwater.org, and Realty Times - realtytimes.com) The same natural forces that trigger cold-weather breaks in Denver Water's 2,500 miles of underground mains can cause pipes to burst in your own household/business plumbing

Building codes require that homes are designed so that pipes enter beneath the frost line. That means that water lines into a home are unlikely to freeze and that further steps are usually not required. But problems can arise when pipes are inside walls which are not insulated or when pipe fittings extend outside walls.

Here are some tips for avoiding costly damage:

- Know the location of your water shut-off switch and test it regularly.
- Turn off outdoor faucets and be sure to disconnect hoses from them.
- Make sure the faucet and the outside portion of the pipes are fully drained.
- Use faucet covers, or wrap rags, paper, trash bags, or plastic foam around faucets and outdoor pipes.
- Insulate water pipes that may be vulnerable to the cold or have caused problems before (pipes close to exterior walls or in unheated basements or crawl spaces, and pipes near windows).

A Note on Parking: Each unit at Cobblestone Village *without* a garage has 1 numbered parking place and that is the only *specific* parking space that is guaranteed to be available to the residents of that unit. There are enough Guest spaces for the residents of each of these units to park a 2nd car in the parking lot - however, no particular Guest space "belongs" to any particular unit.

Whichever resident or guest of a resident *of a non-garage unit* (with a CVH parking permit in the window) gets a second car parked into a Guest space first, is entitled to park in that space - regardless of which unit the space happens to be in front of. Many units do not have a Guest space very close to them - there are certainly not enough of these spaces to allow *everyone* to have one close enough to "belong" to them.

The new CVH parking permits were sent out to homeowners - those who do not live here but rent out their units are responsible for seeing that their tenants have the 2 permits provided for each unit. There are not enough extra spaces here at Cobblestone for everyone to be granted 3 spaces on a permanent basis, so 3rd cars and short-term guests without permits will need to take the overflow spaces first-come, first-served.

Cobblestone On Line: Our Association has its own website, hosted on the Neighborhood Link.

The URL (web address) is:

<http://www.neighborhoodlink.com/westminster/cobblestone>

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 for all to join in. If you have an event you would like posted or need to contact our management company or the board, the contact information is in the Neighborhood Contact area.

There are also links to several of the Westminster city web sites as well as a couple of special links for the Cobblestone Village homeowners. One of these links will allow you to send an email to all of the board members that have email addresses.

The other goes to a web site that has Cobblestone Village Extras, including the last newsletter.

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.

Have there been enough hints? The "Board Notes" drop boxes at the mailboxes are for YOU - the residents of Cobblestone Village. The Board wants to know what you think, so speak up if you:

- Have contacted the management company and haven't gotten a response,
- Have any questions about what's going on in the neighborhood,
- Want to share information on something you think the Board needs to know.