

Cobblestone Village

POOL SECURITY

Board Members:

- Mike Walker
- Judy Lehmann
- Glenda Jolley
- Lisa Mittan
- Tessa Stigall

Since the pool was opened on May 23rd, we have had some problems with neighboring kids jumping the fence and causing problems. The police have been called a couple of times.

The Board has decided to install signs at the pool that will list the security company and their phone number so that any resident can call them when there is a problem. You can certainly call the Police as well.

If we continue to still have a problem the Board hire a secu-

rity person to be at the pool for a few hours each day.

Please help in asking anyone who is at the pool that does not have a current pool pass to leave.

The security company is:

Front Range Security-

303-798-5029



Parking lot

The Board has approved a bid from CASI for work to be done on the parking lot. Three areas will be worked on.

Over the next few weeks those areas that will be affected will be notified, as you will not be able to park in front of your unit while the work is being done.

We appreciate everyones full cooperation during this time.

Keep in mind that any cars left in the area after they have been notified will be towed at the owners

expense.

In order to do the repairs to the parking lots the Board has postponed the next set of roofs until next year, as they felt the parking lot was a bigger priority at this time.

Thank you again for your cooperation.



Cobblestone Village
Web Site:
www.neighborhoodlink.com/westminster/cobblestone

www.OnlineHOA.info

Pennant Investment
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pcompany@qwestoffice.net

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303-447-8988
303-447-0215 fax

ARCHITECTURAL APPROVAL PROCESS

A home is often the most expensive item a person will purchase in his or her lifetime. One of the joys of home-ownership can be making improvements to alter or beautify the physical structure or the property on which the home resides. While your home may be your castle, community association deed restrictions are "king" in determining what may or may not be done regarding most improvements.

One of the most active committees established in an association is the architectural control or review committee. The function of this committee is to determine whether or not proposed changes to a property are consistent with the deed restrictions along with limits on what physical changes may or may not be made to the exterior of the property. Most bylaws require written approval before any changes are made to the exterior appearance of a home or property, including landscaping.

This approval process sounds cumbersome but is often quite simple. Most associations have standard written forms(often called architectural variance or change requests) which are filled out by the owner and submitted, with appropriate architectural drawings if necessary, to the association's board of directors or property management office. Those requests are then forwarded to the architectural control committee members who review and discuss the proposal at the committee's periodically scheduled meetings.

As with full board meetings, the meetings of the architectural control committee are publicly posted and open to attendance by association members.

Change requests are routinely approved unless the requested changes conflict with established standards of the community. Common requests are for installation deck or patio, windows, and doors. While seeking the approval of a community association for these changes may trouble some owners, it is important to not that a community's enforcement of architectural guidelines can be upheld in a court of law. Although an association's survey of property changes is limited to changes visible in public view, should an association become aware of changes that do not meet established standards an owner can be required to bring them into compliance. This applies whether or not the owner was the one who made the changes. The architectural control committee does have flexibility to grant variances to the deed restrictions.

This article is submitted by the Architectural Review Committee taken from Neighborhood Link.

This article left in as we are starting to get requests for projects. Please submit your ARC Form prior to doing any improvement that impacts the exterior of the unit.



AGENDA

- I. Call to order
- II. Establish a quorum
- III. Approval of minutes
- IV. Approval of financials
- V. Homeowners forum
- VI. Old Business
- VII. New Business
- VIII. Adjournment

SPECIAL MEETING:

None scheduled at this time

FUTURE MEETINGS

COLLEGE HILL LIBRARY

July 14, 2008

August 11, 2008

August 23, 2008– Annual Meeting

September 8, 2008

October 13, 2008

November 10, 2008

All special meetings will be announced

Tree Houses

We have noticed that resident kids have started to build tree houses in the trees north of the west mailboxes and in the common area north of the pool.

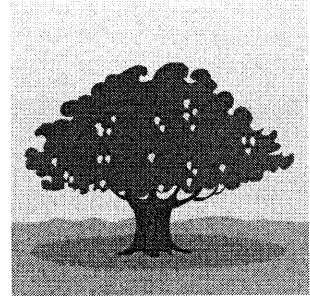
This is not allowed. We will be having one of the maintenance guys coming by tearing these down.

These are potentially dangerous as a kid could fall out of the tree and a homeowner reported one of the kids taking tiki torches up into the tree house and of course this is a big fire hazard.

If your children are involved in this please explain to them that they are not allowed to build anything up in the trees

and explain to them the danger of using tiki torches in a tree.

Thank you for your cooperation.



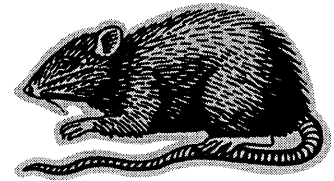
Pesky Animals

In the recent walk through it was noted that several residents have bird feeders on their back patio areas. As mentioned in earlier newsletters this will no longer be allowed. The bird seed attracts animals such as the muskrats, raccoons and squirrels. Although they may seem cute they will damage the lawn, they are dangerous and carry a number of diseases.

We have asked that the ditch company keep the ditch clean to avoid the muskrats but it is harder to keep them off of our property.

Please do not keep bird seed, dog food or cat food on your back patio unless they are in plastic air tight containers.

Thank you for your cooperation.



NEW WEB SITE

Pennant Investment will be using a new web site instead of association online for homeowners, Realtors, buyers, etc.

The new web site is:

www.OnlineHOA.info

You will find current governing documents, minutes, financials, ARC form, Rules and Regulations and other information.

Please take the time to go

and check out the site.

If you have any suggestions on what you would like to see on the website please contact Brenda at:

picompany@qwestoffice.net