



COBBLESTONE VILLAGE HOMEOWNERS ASSOCIATION

Community Management Specialists 720-377-0100 * fax 720-377-0100

DECEMBER 2010



Who to call at CMS

PHONE:

720-377-0100

FAX: 720-377-0111

Questions about your HOA bill or dues?: Call Dawn, ext.1307

Work Orders or Maintenance Issues?: Call LouAnn, ext.1312

Other questions or concerns?

Call Beth Barker, Association Manager ext. 1304

beth@cmsincorp.net

or LouAnn Assistant, ext. 1312

louann@cmsincorp.net

Articles for the Newsletter?

Call LouAnn, ext. 1312

louann@cmsincorp.net

www.CMS-HOA.com

PLEASE call CMS with any concerns or maintenance items. DO NOT CALL BOARD MEMBERS DIRECTLY!

CMS is your first line of contact. Thank you!

Our next board meeting will be held on January 10, 2011 at the offices of CMS at 6:30 p.m. All homeowners are invited to attend.

SECURITY AND PARKING

Parking at Cobblestone Village - As a reminder to all residents of Cobblestone Village, each unit has only one assigned parking place. The Guest places are not assigned to any one unit as there are not enough for everyone to have one so we have to share. If you need additional short term parking, say for a party, please use the places in the northwest corner of Cobblestone or park on the street outside of Cobblestone. Please be considerate of the other residents when parking.



Randy with Brownstone Services (720-879-4568), the patrol company that monitors our property, is out on our property during the week and weekend. He will be chalking tires parked in "guest" parking. If the car has not moved in 72 hours, it will be ticketed. If the car hasn't moved by the time of the next patrol, the car will be towed. Please contact Beth at CMS if you go on vacation and your car will not be moved for several days.

ASSOCIATION UPDATES

The Board has the following projects on the agenda for 2011: We have hired a new snow removal company. We are looking at completing a new updated reserve study. A financial review will be conducted and tax returns prepared for the year ended 2010. This will be completed in 2011. We are also looking at landscaping areas in the spring, such as tree removal, resodding, etc. We will be interviewing for a new landscaping company in January. We are also looking at concrete, asphalt work and deck work in the summer of 2011. We will keep you posted.

RULES AND REGULATIONS

There is a new set of rules and regulations that will be in effect January 1, 2011. They are attached to this mailing. **Rule of the Month: Pets: 17**—Pets must be curbed off Cobblestone Village property; any soilage made by pets on the common areas must be cleaned up at the time of the incident by the responsible party.

TRASH

Please put your trash out for pickup in covered cans or tied bags, and pick up trash you see around your unit. This is not an apartment complex, and there is no onsite groundskeeper to pick up after us. Although the Association does have some periodic cleanup done, it's not going to be done every day. Also, pick up after your own pets, regardless of where you walk them. Be a good neighbor, and be proud of where you live!



INSURANCE

Our Homeowner Association is now insured through Peliton Insurance. If you need a certificate of insurance, please contact Amber at 303/771-1800.

WATER USAGE

Please be aware of the water you are using. Although each unit is not billed individually for water, we **DO** all pay for water in our association dues. Leaks, dripping faucets and running toilets cost us all—higher water bills mean less to spend on property improvement projects.



“LIGHTS ON”

The Board of Directors would like to encourage all homeowners to leave porch and balcony or back patio lights on all night long to help ensure the safety of all residents at Cobblestone Village. Leaving your lights on discourages unfavorable activity. Police departments and neighborhood watch groups recommend that all homeowners leave their lights on as a security precaution. In addition, leaving lights on inside your home indi-



NOISY NEIGHBORS!

Please remember there is someone else living just on the other side (or both sides) of your home. Please keep the volume down on televisions and stereos and keep the "bass boost" switches turned off. This is important especially if you have a television or stereo speakers against a wall. In general, a good rule of thumb is to be especially careful of noise that may disturb neighbors between the hours of 9 PM and 7 AM. This rule of thumb may not be adequate if your neighbor works a night shift or has an infant or small children at home. Please be courteous to neighbors and help keep Cobblestone Village a pleasant community in which to live.



HOLIDAY DECORATIONS

With the holidays just around the corner, please remember, all lights and decorations must be taken down by the end of January.



CHRISTMAS TREE RECYCLING

Westminster Park Services Division offers a Christmas tree recycling program. Bare Christmas trees (please remove plastic bags, tree stands and all decorations) may be dropped off in the lower parking lot of the City Park Fitness Center, 10475 Sheridan Blvd., from December 24 through January 24. The trees are recycled into mulch for use by residents and city crews. Boy Scout Troop 484 will pick up your Christmas tree and take it to the recycling area (specific dates only). Call 303-706-3389 to schedule a pickup. Many thanks to Troop 484 for providing this service.



“PLEASE SLOW DOWN!”

If you are a parent, how would you feel if your child was hit by a car? The obvious answer is that you would be devastated! How would you feel if you were the driver who hit a child? Once again - devastated! The reality is that this sad occurrence could happen any day right here in our community! Why? Because of the speeding that many of our neighbors do every day through our streets. Statistics show that 80% of speeding problems in a community are caused by people who live in the community. We are creating a life-and-death safety hazard right here in our neighborhood! Please...pay attention to the speed you drive and SLOW DOWN! The safety of your family and the silence of your conscience are at stake.



ANIMALS RUNNING LOOSE!

From the Westminster Municipal Code - It is unlawful for the owner of an animal (including cats) to fail to restrain it from running at large. If an animal is caught at large and is not spayed/neutered, the court can assess a \$275 fine for a first offense.



Cobblestone Village Website"
<http://www.cobblestonevillagehoa.org>