



# Cobblestone Village

May 2012



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 Beth Wagoner, Association Mgr., ext. 1304  
beth@cmsincorp.net

Other questions or concerns?  
Call Beth, Ext. 1304

Articles for the Newsletter?  
Call Beth, Ext. 1304

Barking Dog Hotline—  
303-658-4327  
Animal Control—303-658-4360  
Visit our website at  
www.cobblestonevillagehoa.org

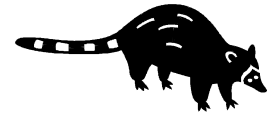
PLEASE call CMS with any concerns or maintenance items. DO NOT CALL BOARD MEMBERS OR THE MAINTENANCE PERSON DIRECTLY! CMS is our first line of contact. Thank you!

Our next board meeting will be held on June 11, 2012 at the office of CMS at 1224 Wadsworth Blvd., Lakewood at 6:30 p.m. We encourage your attendance and participation.



Welcome to Spring!

## Wild Animals



Lately there have been reports of raccoons in our community. Raccoons, along with rats and squirrels are considered to be a nuisance by many. All of these animals are scavengers and welcome the treats that many leave outside for them. While many people don't actually plan on leaving these treats, many do so. These treats consist of any food items left outside for them. This includes trash in plastic bags, pet food and bird feed. Some recommended steps to help this problem:

1. Don't feed the squirrels! If people start to feed them, they become less dependent on nature and more demanding of people.
2. Don't leave food for your pets outside.
3. Don't put up a bird feeder, especially on your back fence or in your patio area.
4. Put garbage in sturdy metal or heavy plastic containers with well fitting lids if you must put it outside between trash pickup days.

Raccoons are very industrious critters and can get into many places and things they don't belong in. Bird feeders and pet food left out side are just invitations for these animals. While I enjoy the birds, I don't want to encourage the other animals, and we certainly have enough squirrels around. Some of these animals also carry diseases that people can get, so be careful.

## Animal Running at Large

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.

## Pets



Each homeowner is allowed to have up to three cats and or dogs. Animal size and type is regulated by the City of Westminster. All dogs and cats in the city limits are required to be under the physical control of the accompanying person, usually through a leash. All dogs in Westminster must have a license. Owners are required to clean up after their pets. It has been noted that a number of homeowners are not cleaning up the "calling cards" left by their canine companions. Some are even allowing their pets to roam free. In regards to the latter, there is a leash law, (for both dogs and cats), and homeowners should feel free to contact Animal Control if an animal is roaming freely. In regards to the "poop problems", this not only creates unsightly scenes and unsavory smells, but also causes damage to the sod and potential health hazards. Please help us to work together to resolve these problems. Also, please do not leave pet (or bird) food out on your patios as this attracts mice and rats. (Many thanks to those dog owners that do clean up after their pets.)

## 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 indicates that there are people present.

## Cigarettes

If you or your guests smoke, please do NOT throw your cigarettes on the sidewalks, parking lot or grass. This just causes extra work for someone else to clean up.

Please do NOT put them out on the buildings or sidewalks. This can damage our property. Also, please don't leave cans or other containers out for disposing of cigarettes. Cigarettes cause many fires and are a mess to clean up. Usually, this cleanup is paid for by your HOA and ultimately your dues. Thank you for your cooperation.



## Trash Cans

Cobblestone Village has continuing problems with residents leaving their trash cans in front of their units. Not only is this against our Rules and Regulations, but it is also a problem in several ways. As our trash pickup day is Wednesday, our rules state that the trash should not be out before 6:00 PM on the Tuesday before and the trash cans must be put away by 10:00 PM on Wednesday. Trash cans ARE to be stored inside your home or on your patio area. Trash cans ARE NOT to be stored by your front porch, besides your building or behind bushes. Trash cans left in front of the building can be blown over or knocked over by kids or animals and roll into the parking areas, thus becoming parking and driving hazards. Residents who continue to do so will be fined. Thank you for your cooperation.



## Vehicles that have not moved!

If you notice that a vehicle has not been moved in some time, please contact our property manager in writing with the details. The necessary details are: Vehicle description - manufacturer, model, year, color and license plate. Where it is parked - if in a numbered place, or by what building How long it has been there - number of days, or if you know the date it was parked Please use mail, email or leave a note in one of the Board Boxes at the mailboxes to contact Beth, our property manager. The Cobblestone Village documents state that vehicles are only allowed to be parked in one Guest parking place for 72 hours. The only exception is if someone is on vacation and lets Beth know that the vehicle will not be moving. Those documents also state that all vehicles must have current license plates and be completely operable.

## Noisy Neighbors!

Please remember there is someone else living just on the other side of one (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 child at home. Please be courteous to neighbors and help keep Cobblestone Village a pleasant community in which to live.



## 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 - devastation! 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 people who live in the community. We are causing a life-and-death safety hazard right here in our neighborhood! Please, be attentive to the speed you drive and please SLOW DOWN! The safety of your family and the silence of your conscience are at stake.



## Website

The web site for Cobblestone Village HOA is <http://www.cobblestonevillagehoa.org>. Among other information, the contact information as well as meeting notices, a calendar of events, our governing documents and association history can be found there. There are also forms for ARC approval, maintenance requests as well as comment and suggestion forms. Please check out our web site and let us know what you think as well as any suggestions you have. Are you new to Cobblestone Village, there is a page just for you - click on the "New to Cobblestone Village" link on our home page.

## Dues Shortage

As of May 2012, Cobblestone Village is seriously behind in our dues collection. Over 50 homeowners are behind in paying their monthly dues. This lack of money seriously impacts the ability of the Cobblestone Village Homeowners Association to pay its bills, as well as pay for those projects that need to be completed. These projects include pothole repair, deck maintenance and landscape work. We understand that the economy is not in good shape now, but please keep your dues up to date. If this situation does not improve, your board may need to seek other solutions.