

COBBLESTONE VILLAGE HOMEOWNERS ASSOCIATION
1224 Wadsworth Blvd., Lakewood, CO. 80214
720/377-0100 ** 720/377-0111 (fax)

Dear Cobblestone Village Homeowners:

As the year ends, I want to bring you up to date on a couple of items.

As of November 26, 2012; the ballot passed and thus we will be pursuing the line of credit (loan) that was discussed previously; there will be more information made available to the owners when we get closer to the projects starting. The board will probably not hear back from the bank till the first of the year at the earliest. We don't expect to start any work until Spring/Summer of 2013.

As we discussed at the earlier meeting, your board is looking for about 5 individuals who would be interested in being on a committee to help in this process. If you are interested, please let us know by email, phone or drop a note in the board box at the mail boxes.

The board was made aware of some issues that took place with the delivery of ballots earlier this fall, so the board has decided to conduct a communications survey so that we can get an idea of the best possible way to communicate to the owners about items for the HOA. The survey is attached; as well as being available as a link from the home page of our web site at: <http://www.cobblestonevillagehoa.org>. Thank you, if you have already completed this survey.

HOA monthly dues will be increasing as of January 1st from \$195 to \$204. The budget for next year is attached, so you can see how the money is being expended. The dues would have gone up even if the ballot had not passed.

Beginning January 2013; and for a few months in 2013; the board will be holding our monthly board meetings at Village at Greenbriar Apartments; Clubhouse, just north of HOA. If this proves to be popular, we may continue to do so. The next board meeting is January 28, 2012 at 6:00 p.m.

Your Cobblestone Village board has discussed the possibility of organizing several other committees for the community. Social Committee could help plan community wide events, such as a "block party" or something similar. A parking lot committee could help with discussions about our parking lot and possible solutions to some problems.

If you have an idea for any additional committee, please let us know. If you are interested, please let us know by email, phone or drop a note in the board box at the mail boxes. The goal is more community involvement.

And lastly, please visit our web site for additional information, contact information; forms, meeting schedules and any updates. <http://www.cobblestonevillagehoa.org>; Contact Information: Email: board.mgr@cobblestonevillagehoa.org or the Board Box at the mailbox kiosks.

Thank you for your time and participation.
Mike Walker Cobblestone Village President

Cobblestone Village HOA			
2013 Budget	2012 Budget	2013 Budget	2012
		Dues \$204	November actuals
Operating Revenues			
HOA Dues (inc. past due collected)	\$ 489,060.00	\$ 511,632.00	\$ 448,305.00
Late Fee Income/pool keys income	\$ 2,050.00	\$ 2,000.00	\$ 5,494.00
Legal fees	\$ 1,000.00	\$ 1,000.00	\$ 12,423.00
Legal statement fee	\$ -	\$ 1,000.00	\$ 1,920.00
Other Income		\$ -	\$ 15.00
Write off Bad Debt	\$ (5,000.00)	\$ (5,000.00)	\$ (18,536.00)
Fines	\$ -	\$ -	\$ 2,120.00
Total Revenue	\$ 487,110.00	\$ 510,632.00	\$ 451,741.00
Operating Expense/Admin			
Audit/Tax Preparation	\$ 1,500.00	\$ 1,500.00	\$ 350.00
Bank Service Charges	\$ 80.00	\$ 50.00	\$ -
Insurance	\$ 56,474.00	\$ 71,448.00	\$ 59,321.00
Legal	\$ 20,000.00	\$ 12,000.00	\$ 17,692.00
Management Contract	\$ 27,526.00	\$ 28,884.00	\$ 23,683.00
Office Supplies	\$ 800.00	\$ 1,500.00	\$ 1,297.00
Admin/Prof Fees	\$ 850.00	\$ 200.00	\$ 3,828.00
Printing/Copies	\$ 1,500.00	\$ 2,500.00	\$ 2,383.00
Postage	\$ 1,500.00	\$ 300.00	\$ 391.00
Reserve Study update	\$ 1,800.00	\$ -	\$ 1,850.00
Loan Payment	\$ -	\$ 50,400.00	\$ -
Transfer to Reserves	\$ 92,567.00	\$ 14,674.00	\$ 33,961.00
Total Administrative Expenses	\$ 204,597.00	\$ 183,456.00	\$ 144,756.00
Building and Parking lot Areas			
Building Maint & Deck repairs	\$ 16,000.00	\$ -	\$ 5,099.20
Building Interior	\$ -	\$ -	\$ 4,856.28
Window Well Rebuilding	\$ -	\$ -	\$ 7,291.24
Roof Gutters Repair	\$ 9,000.00	\$ -	\$ 24,725.72
Plumbing Repairs	\$ -	\$ -	\$ 1,517.00
Gutter Cleaning	\$ -	\$ 7,500.00	\$ 7,500.00
Parking Lot Patrol	\$ 6,000.00	\$ 6,700.00	\$ 6,417.00
Light Bulbs or Maint/Replace	\$ 3,000.00	\$ -	\$ 3,071.02
Paving Maint/Concr maint/Street Swe	\$ 6,750.00	\$ 1,000.00	\$ 970.00
Drain pans cleaning	\$ 1,000.00	\$ -	\$ -
Concrete Repairs	\$ -	\$ -	\$ 2,900.00
Fence/Retaining wall Maint	\$ 200.00	\$ -	\$ 2,879.18
Total Building Expenses	\$ 41,950.00	\$ 15,200.00	\$ 67,226.64
Landscaping Areas			
Landscape Contract	\$ 24,120.00	\$ 24,960.00	\$ 21,990.00
Maintenance contract	\$ 7,800.00	\$ 60,416.00	\$ 9,600.00
Landscaping/Ground Improv/Repairs	\$ 5,000.00	\$ 5,000.00	\$ 11,220.61
Sprinkler Repairs	\$ 10,000.00	\$ 7,500.00	\$ 10,044.20
Pest Control	\$ 2,500.00	\$ 2,500.00	\$ 1,870.00
Dog Poop contract	\$ -	\$ -	\$ 120.00
Large tree pruning and removal	\$ 5,000.00	\$ 5,000.00	\$ 2,692.00
Snow Removal	\$ 20,000.00	\$ 20,000.00	\$ 15,039.00
Total Landscaping Expenses	\$ 74,420.00	\$ 125,376.00	\$ 72,575.81
Pool Area			
Pool Contract	\$ 6,000.00	\$ 5,500.00	\$ 4,460.08
Pool Chemicals	\$ 1,000.00	\$ 2,000.00	\$ 3,028.75
Pool Supplies/repairs	\$ 3,500.00	\$ 2,000.00	\$ 4,062.18
Summer Bathroom/deck cleanup	\$ 600.00	\$ 600.00	\$ 181.44
Total Common Areas	\$ 11,100.00	\$ 10,100.00	\$ 11,732.45
Utilities			
Gas & Electric	\$ 5,000.00	\$ 4,500.00	\$ 4,110.10
Trash Removal	\$ 20,043.00	\$ 22,000.00	\$ 20,170.00
Water & Sewer	\$ 130,000.00	\$ 150,000.00	\$ 131,170.00
Total Utilities	\$ 155,043.00	\$ 176,500.00	\$ 155,450.10
Total Exp (Inc. transfer to reserves)	\$ 487,110.00	\$ 510,632.00	\$ 451,741.00
Net	\$ -	\$ -	\$ -



Cobblestone Village HOA Web Site

Communications Survey 2012

Printer Friendly Version Last updated 11-07-2012

Your board would like to determine the best way of communicating with the homeowners. Please complete the following form and submit it to the board. When completed, place in the Board Box at the Mailbox Kiosk or fax it to Beth at 720-377-0111.

If you selected "Other", please put your choices in the comments. If you need additional room, please use the back of this form.

(Please use the Back key to return to <http://www.cobblestonevillagehoa.org/>)

Name:	<input type="text"/>	(required)
E-Mail:	<input type="text"/>	
Address:	<input type="text"/>	(required)
City-State-Zip:	<input type="text"/>	(required)
Phone:	<input type="text"/>	(required)
Today's Date::	<input type="text"/>	(required)

2012 Survey:

Preferred Communication Method:

- Regular U.S.Mail
 Notice at the Mailbox Kiosks
 Email - use above email
 Cobblestone Village Web Site
 Other

Optional Communication Method:

- Regular U.S.Mail
 Notice at the Mailbox Kiosks
 Email - use above email
 Cobblestone Village Web Site
 Other

Comments:

Please check any that apply: (These are possibilities we may look into):

- I am interested in receiving an email newsletter
 I am interested in a Discussion Area on the Cobblestone Village web site

Note: You can send us an email using the following email addresses:

Cobblestone Village Board only: board@cobblestonevillagehoa.org

Cobblestone Village Board and Property Manager: board.mgr@cobblestonevillagehoa.org

Web Site issues, comments, suggestions or problems: webmaster@cobblestonevillagehoa.org

Your email will be forwarded to the appropriate people.