

# The **COBBLESTONE** **CONNECTION**

SPRING Edition  
April 2011

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Editor: Carol Riggelman

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## IMPORTANT INFORMATION FOR PHASE II RESIDENTS

UNITS # 322 - 372

CM ROBINSON  
CONSTRUCTION will begin  
outside siding/trim  
replacement work the first week  
of April.

As soon as their work is  
completed DE CARLO'S  
PAINTING COMPANY will  
begin painting the units in  
your Phase.

(WEATHER PERMITTING)

EACH UNIT WILL BE  
NOTIFIED IN ADVANCE SO  
THAT PATIO ITEMS MAY  
BE REMOVED OR  
COVERED.

If you have any questions or concerns  
please contact Derek at Z&R.



Your Cobblestone HOA  
Board of Directors



Carol Riggelman, President,  
Unit 346, [igottaview346@msn.com](mailto:igottaview346@msn.com)

Jill Hand, Vice President,  
Unit 384, [jghand@comcast.net](mailto:jghand@comcast.net)

Lovena Porter, Secretary,  
Unit 142, [lovenap@aol.com](mailto:lovenap@aol.com)

Miles Reese, Treasurer,  
Unit 288, [milesjr@comcast.net](mailto:milesjr@comcast.net)

Barbara Irwin, Director at Large,  
Unit 358, [Irwinbar@gmail.com](mailto:Irwinbar@gmail.com)

Z & R Management,  
Derek Patterson, 594-0506,  
(F) 884-4497  
[Derek@Zandrmgmt.com](mailto:Derek@Zandrmgmt.com)





**WE NEED YOUR HELP !**

**PLEASE NEIGHBORS...**

**BE RESPECTFUL OF YOUR RECYCLE DUMPSTER.**

- NO PLASTIC BAGS of any kind
- NO LARGE MOVING BOXES unless broken down into smaller pieces
- NO GARBAGE!
- Please put all recyclables INTO THE DUMPSTER - not on the floor

The recycling shed has been a mess lately

- it has looked like a city dump -
- and if it continues

**THE RECYCLING DUMPSTER WILL BE DISCONTINUED.**

**PLEASE TAKE PRIDE IN OUR COMMUNITY !**

Thank You,  
Barb Irwin, Recycle Chairperson



**to our new landscaping company...**

**ASPEN LEAF**

**Landscape Maintenance, Inc.**

Cobblestone residents will soon be seeing Gary Dorobiala, ( owner, maintenance ), Steve Haab, ( landscaping ) and the crew from Aspen Leaf working very hard to give us the very best landscaping and lawn care possible!



**MAY 28 (Saturday)  
POOL OPENS!**

**FOR THE 2011 SEASON !**

**PICK UP YOUR KEY**  
(your key from last year will not work)....  
**AT THE POOL.**

**FRIDAY, MAY 13<sup>th</sup>**  
**6:00 p.m. till 8:00 p.m.**

**OR**  
**SATURDAY, MAY 14<sup>th</sup>**  
**10:00 a.m. till 12 noon**

If you cannot make the pick-up dates, please call Carol or Candace at 576-4014 to arrange a date & time to pick up your key BEFORE the pool opening date.

From the ACC ...

**Turn this.....INTO THIS**



**NOW IS THE TIME TO  
CLEAN-UP THOSE WINTER  
“REMAINS” !**

**TURN EMPTY FLOWER POTS  
INTO  
“POTS OF COLOR” !**

**PLANT NOW !**

**Please remember –**

**Do not place anything  
directly against the siding –  
doing this causes moisture  
to remain and this will cause  
deterioration of our siding.**



**CHECK YOUR AIR  
CONDITIONING UNIT !**

**If it does not work then it  
needs to be removed. If it  
needs to be painted –  
contact Z&R for paint.**

The ACC will be doing a Spring  
Walkthrough shortly.  
Be PRO-ACTIVE rather than  
RE-ACTIVE!



**#244 – EVANS  
is having a  
GARAGE SALE  
FRIDAY, JUNE 24 8:00- 4:00  
SAT., JUNE 25 8:00 – 4:00**

There is no longer a “community  
wide” garage sale.  
If you wish to have a Garage Sale –  
Please contact Z&R for permission.

**ROLL-OFF DUMPSTER**

**The dumpster will be here  
the week of June 20-24.**

**Use it to get rid of items too  
large for the regular  
dumpsters or your trash  
cans.**

**If you have items that are too  
heavy for you to place in the roll-  
off, please contact Z&R for  
assistance.**



**PLEASE REMEMBER TO  
“PICK UP”  
WHILE WALKING YOUR  
DOG!**

Thank You !



**Upcoming Board  
Meetings**

*Monday, April 25*

*Monday, May 23*

*Monday, June 27*

*Monday, July 25*

*Monday, August 22*

*Monday, Sept. 26*

*Our meetings are held at  
Cheyenne Mountain  
Elementary School,  
5250 Farthing Dr.  
Ms. Riggleman’s room  
beginning  
at  
5 p.m.*

*All owners and residents are  
encouraged to attend !  
Check the HOA website or the  
bulletin board for agendas  
and minutes.*



Welcome  
To  
Our  
Newest  
Residents...



Russ and Sharon Gosslin  
266 Cobblestone Drive

Clint and Heather Gray  
282 Cobblestone Drive

Monika Rosa,  
294 Cobblestone Drive

Jared and Laura Clinger  
312 Cobblestone Drive

Ian Ahrendsen  
376 Cobblestone Drive

And Welcome to Owner  
Michael W. Taylor  
434 Cobblestone Drive



### OWNERS WHO RENT THEIR UNIT...

Did you know that the Cobblestone Rules & Regulations prohibit the rental of units for less than a 12 month period?

Attachment B  
RULE REGARDING LEASE ADDENDUM  
(2-11co3)

(B) No Dwelling Unit shall be leased for less than twelve (12) months. Short term and hotel type leases and subletting are not allowed. After the completion of a full 1-year term lease, the current resident may rent on a month-to-month option.



Rules & Regulations  
Cobblestone at Cheyenne Mountain  
Ranch, Inc.  
February 2011

### VI. PARKING AND VEHICLES CC&R's, Article IV, 4 & 5, & CC&R's, Article VII, Section 12

#### B. Recreational Vehicles / Commercial / Other

Pickup trucks are not permitted to be parked in the open Parking Areas of the community, any space whether it's assigned, guest or open. See Item C below.

#### C. Trucks

Article VII, Section 12. Parking Areas "... no trucks ... shall be stored or parked on the Common Area, including Parking Areas except in a Garage, nor shall they be parked on any residential street except while engaged in transport to or from a building." Pick up trucks must be parked within a garage; no parking is permitted in the open Parking Areas. A truck is defined as any vehicle that has a bed for hauling or similar purpose or which is registered and identified by its license plate as being a truck.



**WATCH  
FOR  
THE  
START  
OF  
THE  
REJUVENATION  
OF  
PHASE II !**



### Dumpster Etiquette ...

Please put all trash in bags !

Please break down large  
boxes !

Please make sure all of your  
garbage makes it into the  
dumpster !

Please make sure the shed  
door is closed when you  
leave !



### FINANCIAL "DID YOU KNOW"...

...a demand letter for accelerated dues can be sent if you are more than 60 days late for any assessment. This demand letter will require you to pay ALL of your dues owed till the end of the year immediately.

...fines do accrue monthly late fees if left unpaid.

...liens can be placed if dues/or fines accumulate and are not paid. All fines or charges of any kind must be paid upon selling your home.

PROACTIVE RATHER THAN REACTIVE!



