

# Cobblestone Communicator



Lake's Edge Homeowner Association

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www.cobblestonega.com

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## The Polls Are In

The surveys went out and everyone had a chance to voice their opinions. The HOA officers would like to thank everyone who took the time to respond. Out of 52 homes, 39 residents expressed their views. Below are the results:



- How do you feel about our community overall today? Rate **1 – 10**  
(low) (high)  

<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>
0%	0%	3%	5%	13%	11%	26%	32%	9%	5%
- Does it bother you that dogs are allowed to run freely in the neighborhood?  
Yes 82% No 16%
- Do you feel the Cobblestone website is a useful resource for obtaining forms, information, etc.?  
Yes 84% No 5%
- Do you feel our front entrance should be updated for a more upscale appearance?  
Yes 61% No 39%
- Would you like our community to have a social committee to plan fun events and parties?  
Yes 89% No 8%

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## A MESSAGE FROM OUR PRESIDENT

This year will be a pivotal year for Cobblestone. The executive committee and board of directors are committed to insuring that we follow through with issues to a resolution. Our goal is to continue to improve our community aesthetically, as well as build fellowship with our neighbors through working together and social events.

Our budget is limited and we will attempt to accomplish what we can with our existing funds. The projects we hope to address this year are as follows:

- **Landscaping the Front Entrance**
- **Addressing the Pool area:**
  - Pool house
  - Fence above the pool
- **Street light at the "S" curve on Cobblestone**
- **Updating our By-Laws**
- **Take legal action on residents with excessively late dues**

*Party!* That will be the theme of the next newsletter in June. Look for some fun activities that will allow all of us to come together as a community and get to know our neighbors better. We will continue to keep you up-to-date via our website, so check it out from time to time.

I want to thank my wife, Linda, for taking time to put this newsletter together. I saw first hand how much time it takes and I want her to know I really appreciate her efforts. We have a great staff to help us accomplish our goals this year. I've met more homeowners than I ever have by becoming involved and I encourage all of you to consider participating in any way you can. Together we can and will make a difference.

*Thanks,  
Jim Dowling*



## Due\$ are Due!

*oon* it will be time to pay dues! If you have already paid your dues, thank you! Monies are due April 1<sup>st</sup> and considered late after April 30<sup>th</sup>. A late fee and interest will be added to those who have not paid by the due date.

You should make your checks out in the amount of \$350 to Lake's Edge Homeowners Association. Mail or drop off your payments to our treasurer Steve Wilusz, 2835 Cobblestone Drive.

## In This Issue

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## WHO LET THE DOGS OUT?

The issue that received the most written responses on our resident poll was Cobblestone’s canine crisis. Everyone should know that Forsyth county has ordinances dealing with dogs allowed to run at large and disturbing the peace. The Forsyth County Sheriff’s Department has a division that handles these matters – Animal Control. It is not the HOA’s responsibility to “police” the pet owners. It is, however, our duty to make the owners aware of the problem and then allow Animal Control to enforce the laws.

By way of this newsletter and a correspondence released on 2/24/05, all residents should be informed of the rules. First, all dogs should be restrained either on their property or on a leash. Secondly, no dogs should bark, howl, cry, etc. continuously or incessantly for a period of thirty minutes or intermittently for a period of one hour or more. The HOA officers have had personal conversations with several of the pet owners regarding these problems.

The procedure to handle complaints is to report the violations to Animal Control directly. The phone number is 770-781-2138 (or 770-781-2222 after hours). The officer responding must see the dog in violation or have proof (such as a photo) in order to fine the owner; otherwise, a warning will be given. If you feel uncomfortable reporting an incident, you may ask the HOA president, Jim Dowling, to file the complaint on behalf of the subdivision. However, the president will only file complaints with Animal Control with photo proof. It is going to take the whole community’s effort to control this problem – the pet owner to follow the rules and the residents to report the violations.

One more point that many homeowners expressed was the courtesy of dog walkers to “scoop the poop.” This applies to yards as well as common areas of the subdivision. So please don’t forget the bag and the leash when you head out with your dog! Your neighbors will greatly appreciate it!

## Polls (continued)

6. Do you feel we need a light at the “S” curve to make our community a safer place? *Note: There was some confusion on this question. We were not proposing a traffic light, but a street light to brighten this dark area.*  
 Yes 66%                      No 16%
7. Do you agree we need to replace the pool fence and have a better locking system?  
 Yes 74%                      No 24%
8. Do you believe a “dues lottery” would be a good idea to encourage more resident participation?  
 Good Idea 63%              Bad Idea 26%
9. Would you like to see a newsletter sent out periodically to inform the community of upcoming events?  
 Yes 95%                      No 5%
10. Do you feel it would be better to raise association dues to employ a management company for this community?  
 Yes 5%                      No 89%

Several residents made comments that they felt there should be some priority placed on putting a new fence around the pool. A few said one of our main concerns should be resurfacing our roads. A number of homeowners would like to see a second “Cobblestone” sign at the front entrance facing west, possibly on the church side.

From the results of the resident poll, and considering the budget there is to work with, the HOA officers and board will determine where their focus needs to be this year.

Hey kids – would you like to come to our Easter Egg Hunt on Saturday, March 19th? Call Bridgette at 678-455-9096 or Jennifer at 770-205-3915 to sign up!



**Easter Egg Hunt**  
**11:00 a.m.**  
**Board meeting**  
**1:00 p.m.**



## Architectural Committee

It is the job of the Architectural Committee to approve all exterior home improvements to ensure they are within the covenants. It is also their duty to cite residents who are in violation of the covenants.

We have five members on the Architectural Committee this year representing both phase I and phase II of the community. The group's director is Debbie Fontenot. We want to thank each of these members for their time and commitment to get our community looking it's best!

*The following is the procedure the Architectural Committee will use when citing covenant violations. An A.C. member receives a complaint and fills out a violation form. The A.C. director must sign off on the form and the violation letter is then delivered to the resident. The resident has 10 days from date of delivery to: a) fix the problem; b) respond in writing to the A.C. director of their intentions to resolve the issue; or c) request a hearing if they feel the violation is unfounded. A hearing will consist of the A.C. director, president, vice president, secretary and at least one board member.*



Spring is almost here. Spring is the time of year when flowers start to bloom, the weather gets nicer – and spring cleaning! Have you looked around your house and

thought it's about time to paint, re-roof, or maybe even build a little storage shed? That's great you are taking pride in your home, but did you know not all paint colors would be acceptable? And that storage shed is not even permitted. A copy of the covenants has been included with this newsletter for your reference. Before you start any project, you must get an Architectural Change Request form approved. The forms can be obtained on the website or by contacting Debbie Fontenot.

This goes for any exterior home improvements, trees you wish to cut down, fences you want to put up, or any type of construction on your property. Believe it or not, there are even rules in the covenants governing the placement and height of shrubs! If you are unsure, contact Debbie Fontenot to discuss your questions.

## Suggestions From Our Residents



Some of the surveys returned had comments and suggestions that we felt were important to communicate so everyone can be considerate of their neighbors. A number of homeowners expressed concern about the dogs that roam freely and cars speeding through our neighborhood. Others had comments asking all residents to park on their driveway and not on their grass; keep property picked up of toys, tools and trash; and keep shrubs and lawns neatly trimmed. Not only are these comments either against the law or breaking our covenants, if we all respect these suggestions our subdivision will be safer, increase in value, and look more attractive.

There were a few ideas that were unique and worth passing on as food for thought. One resident would like to see a locked boat parking area near the pool. A couple would like to see an area at the pool that provides more shade for parties and gatherings (possibly an arbor covered in decorative vines or a gazebo).

If you have comments about any of the above suggestions or have some other ideas, please email or write any of the HOA officers. Contact information is on the back cover.



Okay, some of you may have guessed it, I am really talking about our Cobblestone website. Earlier in the year you may remember getting a call regarding the best way to communicate with each household. Most of you preferred via email. This is the quickest and most economical way to correspond to everyone.

Kudos must go to Steve Wilusz for hosting our website, as well as completing several upgrades to it. Steve has done an exceptional job as our webmaster. The most recent improvement is the ability to vote on issues online. When a particular matter comes up for a vote, an email will be sent to everyone. Simply go to our website ([www.cobblestonega.com](http://www.cobblestonega.com)) and click on "voting area" and make your choice. That's it!

If you need to update your email address on the directory, you do not have email, or you prefer to vote via hard copy, please notify our secretary, Kristen.

# Lake's Edge Homeowner Association Contact Information

### President

**Jim Dowling**  
2725 Hanson Court  
678-455-5912  
president@cobblestonega.com

### Vice President

**Steve Cummings**  
2720 Hanson Court  
678-455-7973  
vicepresident@cobblestonega.com

### Treasurer

**Steve Wilusz**  
2835 Cobblestone Drive  
678-947-1466  
treasurer@cobblestonega.com

### Secretary

**Kristen O'Dell**  
2660 Cobblestone Drive  
678-455-9581  
secretary@cobblestonega.com

### Architectural Committee

**Debbie Fontenot - Director**  
2810 Cobblestone Drive  
770-355-2380

**Jo Carr**

2935 Hearthstone Drive

**Vicki Higgins**

2940 Cobblestone Drive

**Sue Hurst**

2735 Hanson Court

**David Schorr**

2610 Cobblestone Drive

### Board Of Directors

**Mark Abadie**  
2815 Cobblestone Drive  
**Bonnie Conner**  
2945 Hearthstone Drive  
**Jessie Hill**  
2885 Cobblestone Drive

### Social Committee

**Bridgette Schorr – Director**  
678-455-9096

**Jennifer Lamb**

770-205-3915

**Janine Wilusz**

678-947-1466

[www.cobblestonega.com](http://www.cobblestonega.com)



Do you want to "give your two cents"?  
Write or email any of the board members  
above to have your voice heard.



**Janine Wilusz**  
Independent Consultant  
678-947-1466

**Do you have a business or service you would like to advertise to the community? Do you baby-sit, pet sit, or cut lawns? Submit your ads to Linda Dowling (jim\_dowling@bellsouth.net) for the next newsletter release in June!**



**Bridgette Schorr**  
Independent Consultant  
678-455-9096