

Cobblestone Newsletter



Lake's Edge Homeowner Association

Volume 1, Issue 1

www.cobblestonega.com

April/May 2004

OUR APPRECIATION

Several of our neighbors have contributed their time and efforts towards improving our neighborhood:

- ✚ **Gary Allen:** Gary spent time over the weekend pressure washing the pool area, with a little assistance from our President and Vice President. It looks GREAT!
- ✚ **Jeff Kobos and Steve Wilusz:** In an effort to avoid additional expenses, Jeff and Steve worked together on a Saturday repairing a leak outside the pool house. Thanks guys!
- ✚ **Becky Abplanalp:** Becky organized a fabulous **Easter Egg Hunt** for the children of Cobblestone. The event was **fun for the kids** and gave the adults the opportunity to socialize and get to know the neighbors. Thanks Becky! You did a wonderful job!
- ✚ **Steve Wilusz:** Steve created a useful and informative neighborhood website at

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POOL PARTY

Get ready for some fun in the sun!

Come out and join us **Saturday, May 1st at 12:00pm** at the pool.

Hotdogs and hamburgers will be served. Feel free to bring your "famous" dish as a side item.



The HOA meeting will be held prior to the start of the pool party. It is our hope that this will be an informative and interactive meeting.

HOW DOES YOUR PROPERTY RATE?

This is definitely the time of year to get out there and take a good hard look at our homes and yards and evaluate our most prized possession from the perspective of a potential buyer... do you think your home has "**curb appeal**"? What is the first impression you get when driving up to your home? Does your yard need some "tender loving care"? Perhaps your house is crying out for a fresh coat of paint?

Our community is growing older and if we want to remain competitive with the other subdivisions around us, **WE NEED TO DO EVERYTHING WE CAN** to keep our homes and yards looking attractive as this directly impacts the overall appearance of our community and the resale value of our homes. Our Architectural Committee has been patrolling the neighborhood looking for possible areas of improvement:

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How does your property rate...continued from page 1

- ✦ Please remember to keep your grass mowed and free of weeds.
- ✦ Remember to put out your garbage can late and bring back in early. Please respect your neighborhood. Don't leave refuse on driveway over the weekend. It is an open invitation to animals and it looks unsightly. Except for pick-up days, hide your garbage can from the street. Put it in the garage or behind a shrub.
- ✦ Please remember, do not store trailers, boats or unused vehicles on your driveway or in sight of the street. All vehicles must have a current GA license tag.
- ✦ Please make plans to paint your home if you notice visible chipping or corroding.
- ✦ **Reminder:** If your home is 6 years or older, you may want to get your septic tank pumped.

Things to Know and Ask When Receiving A Paint Quote Or Contractors Come onto Your Property

- ✓ Most **important** is your painter insured?
- ✓ Most home owner's insurance policies do **NOT** cover personal or property damage when contracting non-insured companies or individuals. Check your homeowner's policy to be sure.
- ✓ The usually small difference in price between the lowest and middle of the road quote may be the difference between properly protecting yourself, family and home, and putting them all at risk should an accident occur on your property.
- ✓ ASK FOR A CERTIFICATE OF LIABILITY. If this certificate can not be provided **do not use the company or individual.**
- ✓ Ensure your contractor is using a high grade (40 year or more) of caulk.
- ✓ Ensure popped nail holes are filled with Nail Putty NOT caulk.
- ✓ Ensure your contractor is using a high grade (20 year or more) paint to prevent the blotchy and uneven paint.
- ✓ Golden Rule: if the low quote is too good to be true... it probably is. ■

Our Appreciation...continued from page 1



www.cobblestonega.com. The site includes BOD contact information, documents, financials, a neighborhood directory and much more! Be sure to visit soon.

- ✦ **Mindy O'Neal:** Mindy took time out of her busy schedule to sit down and write this wonderful newsletter. It looks fantastic!!

COMMUNITY WORK DAY



The workday was a huge success! THANK YOU to everyone who took time away from their gorgeous Saturday to come out and help beautify the pool area. The pool house floor was painted, pine straw was put down, a french drain was put in between the tennis court and the playground to help with drainage, the playground area was raked and the play set was sealed to protect the wood. The pool cover was removed and the pool was cleaned/scrubbed. The pool area furniture was taken out of storage, bleached and scrubbed. The deck around the pool was pressure washed and all foreign debris was removed. WOW! Great work everyone! See the pictures on page 3.

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Dues information

We are happy to report that the majority of the neighborhood has paid the HOA dues. Thank you.

As of 2:00pm on April 27, 2004, the following addresses are shown on the books and records of the Lake's Edge Homeowner Association, to be delinquent:

- 2710 Cobblestone Drive
- 2925 Cobblestone Drive
- 2635 Cobblestone Drive
- 2640 Cobblestone Drive
- 2930 Hearthstone Drive

At this time, the above members' access to all neighborhood amenities is suspended and a fine has already been assessed. Please bring your account up to date as soon as possible to avoid having a lien placed on your home.

COMMITTEE MEMBER INFORMATION

PRESIDENT

JEFF KOBOS
2930 COBBLESTONE DRIVE

VICE PRESIDENT

SCOTT O'NEAL
2950 COBBLESTONE DRIVE

TREASURER

STEVE WILUSZ
2835 COBBLESTONE DRIVE

SECRETARY

KRISTEN GENTILLOZZI
2880 COBBLESTONE DRIVE

ARCHITECTURAL COMMITTEE

DENISE FRANK
2935 COBBLESTONE DRIVE

SUE KOBOS
2930 COBBLESTONE DRIVE

MARION STYKITUS
2945 COBBLESTONE DRIVE

BOARD OF DIRECTORS

MARK ABADIE
2815 COBBLESTONE DRIVE

BECKY ABPLANALP
2870 COBBLESTONE DRIVE

ART CONNER
2945 HEARTHSTONE DRIVE

Where are the Dues Going?

- ✚ 1996-2003 Property taxes
- ✚ CPA was hired to assist with back taxes
- ✚ Water valve at pool repaired
- ✚ Cobblestone entrance sign was pressure washed
- ✚ Pool maintenance: maintenance company fees, chemicals, cleaning, pressure washing, etc.
- ✚ Lawn maintenance
- ✚ Utilities
- ✚ Operating expenses

This year is going to be, as they say in football, a “rebuilding year”. The list you see above is just the beginning of various improvement and maintenance projects. As always, your ideas and comments are welcome. If there is a particular area in the neighborhood where you see room for improvement, please submit your ideas to Kristen Gentilozzi at secretary@cobblestonega.com . For complete financial information, visit the website at www.cobblestonega.com.

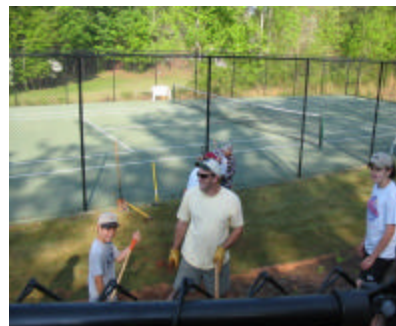
Pictures from the Work Day



Kids work while Steve, Scott, Joel, Harold, Gene and Mark plan the day.



Becky & Marion



Gene and the kids



Jessie