

COBBLESTONE HOA MANAGEMENT REPORT

MAY 2025

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Date : May 2025

Executive Summary

Key maintenance projects are underway, including prioritized sidewalk repairs and upcoming curb painting and power washing. Fire safety efforts have advanced with agency outreach, drone inspections, and homeowner notifications. Administrative updates include a revised directory, updated forms, digitized records, and a new community newsletter. Facility improvements and website maintenance continue.

Updates

- Sidewalk repairs have been scheduled, per the last meeting, the 5 worst sections will be done first and then we will evaluate the cost.
- Letters to Pima County, City of Tucson, Rural Metro have been mailed about the fire hydrants and the circle at the top of Campbell.
- Landtamers is contracted to complete the power washing and curb painting, they are waiting to schedule until the middle lane repairs are made.
- Drone photos were reviewed, letters were sent to the 18 Homeowners and the general fire letter was sent to entire community.
- Directory has been updated, will present all documents in meeting.
- Forms have been updated, Contact Information, Vacation Notification, Emergency Contact, Gate Information.
- Reserve Study update inspection is scheduled for May 13th.
- Tucson Water authorized representative has been updated to include, Ashley and Jesse.
- Records have been digitized and uploaded to a Google Drive, will present in meeting.
- Newsletter was drafted and sent to Community.
- The new Gate House AC was installed on MAY 9th.
- The circle wall on Blossom Dancer was repaired.
- Curtains and picture were hung in the conference room/office, plant was purchased for conference room.
- Website errors that appeared the week of MAY 5th were fixed.

Up Next

- Continue updating and improving website.
- Work on updating Handy Helper.
- Create welcome packet and information for new owners.
- I will be off on May 22nd and Elyse Preskar from Sienna will be filling in for me in office.
- Beginning June 12th, I will be working toward earning my PCAM (Professional Community Association Manager) designation.