

Cobblestone Newsletter

we're so glad you're here!



President's Corner

As we embark on an exciting new chapter for Cobblestone HOA, we would like to extend our heartfelt gratitude to Gordon Lackenbauer, our outgoing President, for his exemplary leadership. Under Gordon's guidance, our community has seen remarkable improvements, and we are deeply appreciative of his dedication.

We are also delighted to welcome Jesse Trapp as a new board member, joining our talented and committed team of five continuing board members. It is truly a privilege to work with such an enthusiastic group of individuals who share a common goal: maintaining Cobblestone as a safe and beautiful neighborhood. Having collaborated with this board for over four years, I am continually inspired by their passion and expertise.

As the board comes together to finalize our goals for the upcoming year at the May 15 Board meeting, we encourage all homeowners to share their ideas and suggestions. Open communication is a cornerstone of our community, and your input is invaluable. Among the areas of focus we have discussed so far are:

Communication and Engagement: This newsletter marks the beginning of a new quarterly effort to keep everyone informed and connected. Additional initiatives include an open house at the gatehouse with Ashley, onboarding programs for new homeowners, and fostering greater attendance at board meetings. We also aim to educate homeowners on community rules to reduce neighborhood violations.

Budget Management and Building Reserves: Strengthening the HOA through effective financial management is a key priority. This includes reducing discretionary expenses and assessing our reserve study to plan effectively for the next 5–10 years.

Beautification Projects: Continued enhancement of Cobblestone's landscape and overall maintenance remains a focal point to ensure our community remains pristine and inviting. We are excited to foster a stronger sense of community through this newsletter and other engagement opportunities. Please mark your calendar for the May 15 Board meeting, where we will finalize our goals and projects for the year. Your participation and voice are what make Cobblestone a vibrant and thriving neighborhood.

Finally, we are very pleased to welcome Ashley Varner Conte, new Full-Time manager of Cobblestone and member of the Sienna Community Management team. She comes to us with significant experience in HOA management, has accomplished many important projects and has great ideas and enthusiasm. Please stop by and welcome her as we are very fortunate to have her!

Thank you for being an active part of Cobblestone HOA. Together, we will continue to make our community a premier place to live!

Warm Regards,

Sally Jeffcoat



Committee Updates

Landscape Committee: Under the leadership of Jesse Trapp, the committee is completing the re-landscaping of the islands and assessing the current landscape's maturity and areas requiring improvement.

CC&R and ACC Rules Update Committee: This committee, chaired by Roger Begelman, is diligently reviewing and updating our community rules for consideration and vote by our homeowners to ensure they remain relevant and effective.

Architectural Control Committee: Chaired by Jim Kingston, this committee recently presented a report at the annual meeting detailing the status of new home construction and other approved projects.



Fire Prevention

A COMMUNITY PRIORITY

Fire safety remains a critical concern for Cobblestone. Jennifer McDowell is spearheading efforts with the board to assess our vulnerabilities and identify actionable steps. As part of this initiative, the board conducted a drone flyover to evaluate priority fire mitigation actions. Findings from this assessment will be shared with the community in the coming months, and fire safety will be a regular topic of discussion at future board meetings.



Manager's Corner

Ashley Varner, CMCA, AMS
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Hi there! I wanted to take this opportunity to introduce myself. I'm Ashley Varner, your new full-time Association Manager. I've been in the Homeowners Association Management industry for over 16 years, and along the way, I've earned my CMCA (Certified Manager of Community Associations) and AMS (Association Management Specialist) certifications. I am excited to bring my experience to the Cobblestone Community and work alongside all of you to keep things running smoothly and make the community even better.

A little about me, I'm a huge cinephile, I love getting lost in a good story. I am my happiest sitting in a movie theater, exploring new stories. When I'm not watching films, I love exploring the world we live in and traveling to new places. There's nothing better than meeting people from different walks of life and soaking in the local culture and food! Those experiences fuel me both personally and professionally, and I'm always on the lookout for my next adventure.

In the future, this section will be used for updates, how to's and other helpful information about your Community.

Did you know? Bagging yard waste is not required, but it is encouraged, especially for smaller items like weeds and grass, while larger items such as tree branches do not need to be bagged.

I look forward to the adventures that await in the coming year at Cobblestone.

Board of Directors

Sally Jeffcoat - President - sejeff1200@icloud.com

Ashok Sudan - Vice President - ashok.sudan@gmail.com

Roger Begelman-Secretary - begelr239@gmail.com

Jesse Trapp - Treasurer - jtrapp22@gmail.com

James Kingston - Director at Large - jameskingston13@msn.com

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AND MEETING INFORMATION.**