

COBBLESTONE

October 2025

PARKING REMINDER

We wanted to remind all residents of the parking rules and regulations in Cobblestone.

- Parking is allowed between the hours of 6 am to 6 pm, 7 days a week.
- Construction and contractor parking is only allowed between the hours of 7 am and 6 pm Monday through Friday.
- Homeowner or resident's personal vehicles should be parked in the homeowner's garage.
- Parking by guests after 6 pm is permitted provided the gatehouse is notified in advance.
- Homeowner's personal vehicles should not be parked routinely on their driveway or private parking areas.
- Overnight parking is prohibited.
- To ensure the flow of emergency vehicles and avoid bottlenecks, parking will only be on one side of the main thoroughfare.
- No parking at any time in or on any cul-de-sac
- (no closer than 15 ft from start and end of the cul-de- sac)
- No parking at any time off roadways unless an HOA approved construction site.
- No parking at any time in areas that block a resident's driveway or mailbox.
- No parking within six (6 feet) of a resident's mailbox or driveway entrance.
- Parking directly across the street from a parked car is prohibited.

TOP OF CAMPBELL CIRCLE PARKING

We've continued to experience parking issues in the circle at the top of Campbell, as some drivers stop to take photos or watch the sunset. If you notice vehicles parked at the top of Campbell, please contact the non-emergency line at (520) 351-4900 to report the vehicles. The Board and the Landscape Committee will be installing new plantings at the top of Campbell circle to enhance the beauty of this entry roundabout, in line with the original 2020 landscape design. Additionally, we plan to create a mature, fully planted cactus garden around the wall to discourage illegal parking, which will help mitigate potential safety concerns and improve both ingress and egress into our community. These updates will be implemented by the Committee in the coming weeks.

LANDSCAPING REMINDERS

- Please keep your trees clear of dead branches and mistletoe.
- Please remove all dead fronds from your palm trees.
- Please ensure that you are only trimming the trees on your lot. If you need assistance identifying where your property line is, reach out to Ashley Varner for assistance.
- Please keep lots clear of weeds and desert broom.

ASSESSMENTS

- Assessments are due, Semi-Annually, twice a year, in January and July.
- Assessments are considered delinquent if not received by the 15th. Late fees and interest will be applied to the account.
- There are three ways to make a payment: 1.) ACH Withdrawal. (Reach out to Ashley Varner for the form) 2.) Personal or Bill Pay Check (Personal Check or Use your banks bill pay) 3.) Online (www.Siennaaz.com)



PET OF THE MONTH

Hi! My name is Lucy. I was born in Parker, AZ and came to live in Cobblestone with my new mom and dad, Dick and Gayle Fisher, when I was 8 weeks old. I have been here for over 10 years! The first 5 years were spent doing lots of traveling around the country in my mom and dad's motorhome. I sat up on the dashboard and enjoyed the view. I am now retired from traveling and spend my days at home with mom, supervising everything she does.

Mom told me I am a Jack Russell Terrier, but I believe that I really am a Rottweiler with an attitude. I mean, would a little Jack Russell be able to fight off a coyote who jumped into the backyard and tried to make dinner out of her, and then do the same thing one year later when a bobcat in the yard tried to eat her for lunch? Nope, I know I am a Rottweiler!

My favorite things to do now are going for walks with my mom, mooching treats from the guards at the gate, riding in mom's car, curling up in mom's lap, and barking at any noise I hear. And I love people! So, if you see me out for my walk, please feel free to say hello. And tell my mom what a sweet Rottweiler I am.

WILDLIFE IN THE AREA

There continues to be wildlife sightings in and around the Community. There are been reports of deer, bucks, bears and coyotes in the past few weeks. Please continue to be cautious and alert when outdoors, particularly during the evening and early mornings. Also, please secure all trash cans, feeders and food indoors.

If you do spot an animal you feel is dangerous, contact Arizona Fish and Game at 623-236-7201.

If you spot a bear please follow the below advice from Fish and Game:

- Do not approach the bear.
- If approached, stand upright, make yourself as tall as possible, wave your arms, make loud noises and slow back away, while avoiding eye contact.

The continued safety of the community is our priority, and we appreciate everyone staying vigilant.

HOLIDAY TRASH PICKUP SCHEDULE

The upcoming holidays will affect trash pickup in Cobblestone.

- Thanksgiving Day
- Christmas Day
- New Year's Day

These holidays fall on our regular service day, our service will be delayed by one day. Our regular service day Thursday, your service will be delayed by one day, to Friday.

GATE REMINDERS

- When entering the gate, please keep an eye on the whiteboard. We will occasionally post important information for the Community.
- Please be patient when going through the gate. We have had several instances where people will go through the wrong gate, because they didn't want to wait. The safety of our gate staff and our residents is our priority, and we will not tolerate unsafe driving. We also ask that you refrain from honking in the gate area, it is disrupting.
- Now that Fall is officially here, the Construction hours are 7:00 AM to 6:00 PM, Monday through Friday. Any workers trying to enter outside of these hours will be turned away.

WEBSITE UPDATES

Over the past few months, we have made several updates to the website.

- All the approved meeting minutes and financials are uploaded and will be added as they are approved by the Board.
- The Community map has been updated with all the new owners.
- To improve the directory, all old owners have been removed from the website.
- The calendar will be updated with all meetings, Board and Committees.
- Agendas for Board Meetings are uploaded about 5 days before the meetings.

If you have any suggestions to help us improve the website, please reach out to Ashley Varner.

WWW.COBBLESTONE-HOA.COM

COMMUNITY IMPROVEMENTS

- **Reserve Study update is almost complete. This helps us plan for the future and helps us draft the yearly budget.**
- **The gate arm motor and circuit board were both replaced this month. Unfortunately, we received a defective circuit board, and we are awaiting a replacement.**
- **There were several new plants installed around the gate house and around the Community. We are also working on installing cactus at the entrance circle, to help deter people from loitering and reduce the risk of someone getting struck by a vehicle. Thank you to the Landscape Committee for keeping our community beautiful!**

WELCOME COMMITTEE

The Welcome Committee is officially up and running! The Committee is comprised of three Board Members, three Homeowners and Association Manager, Roger Begelman, Jennifer McDowell, Sally Jeffcoat, Jennifer Hollinger, Chuck Rogers, Betsy Chuchla, and Ashley Varner. The Committee met earlier this month to discuss how we want to welcome new owners to the Community. We are all hard at work on FAQ sheets, welcome and block parties and the Annual Meeting Party. Please keep an eye out for updates from the Committee in the coming weeks.