

Cobblestone Estates

Sally Jeffcoat President Report

November 15, 2025, Update on Board Goals 2025/2026

1. Enhance our Communication and engagement of Homeowners
 - Cobblestone started building in the mid-1970's and some homes are now 40-50 years old. As in the natural course of ownership turnover in the community, some homes will require large scale internal/external renovation, and some new owners may consider demolition and rebuilding. We have 12 cul-de-sacs where potential homes under renovation or construction, or replacement poses more complexity for construction management given access to the property and minimizing the impact of construction including noise, dust, vehicle congestion and ingress/egress. Thus, our community is facing significant change in the coming years as owners rebuild/renovate or sell their properties with new owners expecting to improve their property.

Presently, we have two new homes under construction on empty lots located on Wind Song Place and Catalina Ridge Drive as it turns toward Moon Spirit. We also have proposed a new large-scale home on Crest Shadow Dr. which has been under review since May 2024. The proposed home on Crest Shadow Drive is both a tear down of the existing home and rebuilding of a new home. As the community is aware, there has been significant feedback from affected homeowners which is understandable. The Architectural Control Committee has listened to our affected neighbors and a community 21-day HOA notification to all homeowners was completed last fall and incorporated in the preliminary plan approval. The preliminary plan was approved with specific requirements of the homeowner. The ACC is waiting to receive the Final Plan that addresses all the feedback required by the ACC.

I want to assure the community that the board and ACC are working diligently to ensure compliance with our HOA CC&Rs and ACC rules for all matters involving our HOA. While our neighbors remain concerned about this project, we remain committed to ensure compliance with our HOA regulations and to treating them all with respect while doing so. I want to thank the ACC for their diligent work. The ACC and board are committed to following our CC&Rs and the ACC rules and regulations. We have recently commissioned a sub-group of homeowners and Board-members to review and update the CC&R's and the ACC's RR&Rs to ensure that we meet the expectations of our homeowners and give clear and concise information to new /potential homeowners that seek renovations or new builds. As we consider new projects such as the one on Crest Shadow Drive, we must protect the rights of the existing homeowners and the rights of the homeowner who is proposing to improve their property. Please reach out if you have any questions.

- The October Newsletter was published by Ashley with new feature of “pet of the month” and announcement of the Welcome committee.
 - Meet the Welcome Committee:
Roger Begelman, Jennifer McDowell, Jennifer Hollinger, Chuck Rogers, Betsy Chuchla, Sally Jeffcoat and Ashely Varner. The committee is working on FAQ handouts, welcome packets, block parties and the Annual meeting party. We hope that you join us on Monday for the Holiday Cobblestone Lighting Event on Monday November 17th.
 - Our community is aware of the Cobblestone bear visit. Fish and game provided information to reduce risk of bear encounters which were sent in email blasts and alerting homeowners on the White Board at the gatehouse. Fortunately, we haven’t had untoward incidents, but we should always keep alert given we are contiguous to the National Forest. One of the benefits and cautions of living in our beautiful community.
 - Fire Prevention information was sent to the community and to homeowners after the Drone fly to assess Fire Risks. We appreciate the response from everyone to remove dead vegetation and trees. This is an ongoing effort, and we need to ensure we are addressing any risk areas on our properties.
 - The Website is under review and will be updated this summer. A shout out to Alan La Fever who built our website and worked with Ashley this past month to repair some issues that caused the Website to not function properly. Alan thank you for helping us to do the necessary repairs and to work with Ashley to continue to ensure that it functions properly. New website updates include approved meeting minutes, and financial statements are uploaded; the community map has been updated with all the new owners; directory has been updated with removing former owners and adding our new homeowners; the Community Calendar is now up to date with meetings; the Board and ACC Committee meetings agendas are uploaded for community information prior to meetings. The ACC generally meets monthly on the 2nd Thursday and the Board on the 3rd Thursday. (see website for details). We welcome your attendance at the Board homeowner’s forum and ACC.
2. Strengthen our HOA through effective budget management and build reserves.
 - The 2025 Reserve study was completed, and a committee was formed to develop a recommendation for the board and to prepare for the 2026 Budget. Jesse Trapp, HOA Treasurer, is leading this committee, and recommendations will be forthcoming to the Board in November and December.
 - The Budget process has begun working with Siena Management Team. Budget assumptions for the coming year will be created for Board review and decision. Of course, these assumptions are important given the will impact on HOA fees going forward.
 3. Continue to enhance the community’s appearance through the Landscape improvements and ongoing and maintenance:
 - I must take a moment to praise the efforts of the Landscape committee. Led by Jennifer McDowell, they tackled the improvements we hope to achieve with vigor and fiscal prudence. In fact, shout out to Fern and Jennifer for their ability to save

significant dollars for new plants that would have cost hundreds of dollars and, through their network, were able to secure planting to replace many of the cactus. and for their personal dedication to replanting many of these plants Thank you!

4. Update CC&R's and ACC Rules and Regulations and engage and educate community as we move towards adopting new standards:
 - Committee review is nearly complete and will be brought to the ACC and the Board for discussion.
5. Board Members are partnering with Ashley to provide full-time leadership and ensure Board projects and completed efficiently.
 - Ashley has developed management work plans and reporting monthly progress. In addition, all the HOA records, policies and important documentation have been digitized and are now accessible to the Board.
 - Surveying the community for risks and hazards is taking place regularly by Ashley.
 - Board assignments to work with Ashley are currently ensuring projects are moving forward in a timely manner.

Finalized Major Board Projects Prioritized for 2025/2026 and Board assignments

See below Progress status: Completed, In Progress, Behind target

Mailbox Completion: Jennifer/Ashley: Completed

Rural Metro assessment: Roger/Jenifer. Completed

Top of Campbell/Pima County Resolution: Roger/Jennifer: In Process

Gatehouse upgrades: Jennifer/Ashley: Completed except restroom

Fire Prevention/Drone: Jennifer/Ashley: Completed

Reserve study: Jesse/Ashley: In Progress

Website, Directory & Community Map: Sally/Ashley: In Process

On-Boarding Packet: Sally/Ashley: In Progress

Vendor Resource List (Helping Hands): Kay Grossman/Ashley: In Process

Annual Meeting and Community Party: Ashok/Ashley: In Process.

Welcome Committee established: Jennifer, Sally, Roger

CC&R and ACC Rules and Regulations update: Roger/Ashley: In Process

Islands Landscape & Irrigation: Jennifer: In Process

Monument Lighting: Jennifer/Ashley: In Process