

COBBLESTONE HOA MANAGEMENT REPORT

JULY 2025

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Executive Summary

The Association continues to prioritize infrastructure improvements, operational maintenance, and transparent communication. Recent efforts have focused on high-impact repairs and enhancements, including critical sidewalk sections and entry gate functionality, while proactive vendor coordination ensures upcoming curb painting and cleaning projects are on track. Administrative organization remains strong, with timely updates to the website and an upcoming newsletter to keep homeowners informed. Additionally, leadership development continues, as I recently completed the PCAM case study, further reinforcing the Association's dedication to professional excellence and effective governance.

Updates

- Sidewalk repairs have been completed, the 5 worst sections were done first, for \$2,900.
- follow up emails were sent to Pima County, City of Tucson, Rural Metro about the fire hydrants and the circle at the top of Campbell.
- Landtamers is contracted to complete the power washing and curb painting.
- Middle lane of the entry gate was repaired.
- Reserve Study update has been received, review scheduled for new business.
- 2nd Newsletter is currently being worked on for July release.
- The circle wall on Star Fury was damaged, quote to repair in packet.
- All 2025 Meeting Minutes and Approved financials have been uploaded to website. Once approved, the rest will be uploaded.
- Palm tree trimming was completed.
- Mailbox lights were installed and a tour was done to determine which lights are not working or are functioning abnormally.
- I completed my PCAM case study and turned it in on July 13th . Results take up to 90 days to receive.

Up Next

- Continue updating and improving website.
- Work on updating Handy Helper.
- Create welcome packet and information for new owners.
- Bathroom Upgrades