

# COBBLESTONE HOA MANAGEMENT REPORT

NOVEMBER 2025

**Prepared by :** Ashley Varner, CMCA , AMS

**Date :** November 2025

## Updates

- The gate staff writes down all plate info, any company info and where they are going.
- A Homeowner noted that a former resident was entering the gate without permission, after speaking with Theresa, that is a former owner Vermot and they are on the list of a current owner.
- Reserve Study update has been received. Including updates to fencing, stones, paint and roof repairs.
- 3rd Newsletter was sent out.
- Gate circuit board and motor were replaced and continue to work well.
- Welcome Committee is working on updated new owner information and Community activities. Committee meets again in December.
- Holiday Lights are scheduled to be installed on November 15<sup>th</sup>
- Ordered a sensor with a chime for the office door.
- Website continues to be updated regularly. Improvements include removal of old owners, all meeting minutes, financials and agendas have been added.
- Quotes were received for roof repairs, stone repairs and sidewalk repairs.
- Rest of tree trimming was completed.
- Xfinity completed line upgrades.
- The Cobblestone map was updated with current owners. Will continue to be updated when new owners move in.
- CC&R and RR&R updates were completed and are currently under legal review.
- Continued to do Site Tours and send violations.

## Up Next

- Continue updating and improving website.
- Organize submissions to the Handy Helper.
- Welcome Committee/Upcoming Events.
- Update Emergency Contacts and Contact Information for Homeowners.