

The Cobblestone Courier

Issue Number 3

Spring 2002



Cobblestone Estates Homeowners Association Board of Directors Elected

Forty three residents met at the Knights of Columbus Hall on Meadowbrook Drive March 11, 2002 to discuss issues and elect our second board of directors. Directors will serve staggered two-year terms as follows:

1). Jim Garner, 2504 Kipling Drive, Springfield, IL 62707, Home: 217/546-9284 Work: 217/785-8517 Email: jdsrg@insightbb.com.

2). Andy Hamilton, President
2508 Dickens Drive, Home Phone: 787-8999; Work Phone: 546-7525, e-mail: andrewjhamilton@msn.com

3). Todd Helm, Vice President, 2824 Cronin Drive, Home Phone: 546-5500; Work Phone: 793-3000, e-mail: thelm@alvinskeys.com

4). Frank Kopecky, Treasurer, 2716 Haggard Drive, Home Phone: 585-9222; Work Phone: 789-0960, e-mail: frankk@spfld.kebcpa.com

5). Nancy Pozo, 2609 Tennyson Drive, Springfield, IL 62707, Home: 217/787-4593 Work: 217/753-7013 Email: nancy Pozo@nationalcity.com

6). Donna Skowronski, 2712 Cronin Drive, Home/Work Phone: 698-8205, e-mail: dkrogers@springnet1.com

7). Tom Tapocik, 2720 Dryden Drive, Springfield, IL 62707, Home: 217/793-1017, Email: KGMBFJT1@prodigy.net

The Board would like to thank Kim Robinson and Mark Vasconcelles for their service on the first Cobblestone Board of Directors. Also a special thanks to Kendra Langdon who is leaving the Communications Committee.

Board Meetings

The Board is scheduled to meet at 7:00 p.m. on May 20, 2002, August 12, 2002 and November 4, 2002 at Casey's Pub, Knights of Columbus Council #364, 2200 South Meadowbrook Dr., Springfield. The Board's annual meeting will be held in March 2003.

NEW DOMAIN NAME

Please go to our new domain name at www.cobblestonesub.com

to see the latest information on upcoming social events, board meeting minutes, pictures from neighborhood events and the picnic and news about what's going in the neighborhood.

Please Move Mobile Basketball Hoops off the Sidewalk

As you may have seen, Cobblestone Estates is filled with Walkers. On any given day, there is 20-30 residents that have their special "route". Some families have small toddlers that are having trouble avoiding multiple mobile Basketball hoops that are blocking the sidewalk and are forced to walk on the road, which has other dangerous hazards. If you have a mobile Basketball hoop, please move it on your driveway or the grass so you may clear the way for pedestrians.

The Cobblestone Courier is published up to twice annually, in the spring and fall. Look for future issues on our web page. Contact Andy Hamilton at 546-7525 if your are interested in serving on the Communications Committee or there is something you would like to include in the Newsletter.

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Cobblestone Annual Picnic - The 2001 annual picnic was held on September 15, 2001. Approx 150 residents were in attendance. The Board would like to thank Vic & Amy Gagnor and friends for their help in coordinating the event. The 2002 Annual Neighborhood Picnic will be coordinated this year by Tom Tapocik. Please contact him if at 793-1017 you would like to help.

Annual Budget FY 2002 - The Homeowners Association adopted the 2002 Annual Budget as follows: Bank fees - \$200, Insurance - \$5,700, Legal & Accounting - \$5,000, Electric - \$2,000, Maintenance & Capital Improvements - \$14,000, Meeting Expenses - \$200, Postage & Supplies - \$1,000, Contingency - 20%, Total \$28,100.plus contingency.

The Covenants and By-laws require a mailing of the proposed budget to the residents allowing a 30 day notice. The budget is adopted unless a vote of over 51% of all association members to deny the proposal is made at the annual meeting. The 2002 budget was mailed to the residents with required notice with an invitation to the annual meeting held at 7:00 pm on Monday, March 11, 2002 at the Knights of Columbus, 2200 South Meadowbrook Drive, Springfield, Illinois 62707.

Miscellaneous Association Issues - At the recent Cobblestone Bard meeting, it was suggested that some issues be explained to help clarify the Board's reasoning with regard to policy and budget proposals. The Board has had only a small minority of residents that have expressed concern over various issues, but once they have been explained, these residents are agreeable with the Board's actions. However there are a handful of residents that do not agree with even the existence of the Association and are likely to never agree. They have been referred to legal counsel for further action. These issues are as follows:

Water Retention - Some residents have expressed that their lot is not on a pond and don't feel that they should have to contribute toward the maintenance of the ponds. The ponds or lakes should be better described as water retention areas. Without these areas, all homes in the subdivision would experience flooding. This is why the commercial lot owners like Green Toyota, for example are also required to pay dues toward this maintenance. The City and County require water retention be addressed, before they approve the plat and zoning. Proper maintenance of these retention areas is now a requirement of the Association.

Fountains on the Lakes - The fountains on the lakes, although somewhat decorative, are not there just for looks. They provide aeration to the ponds. Without this aeration, the fish would die and moss would cover the ponds and provide a swamp-like area conducive to mosquito nesting and the diseases that come with it. The long-term plans call for aeration in all of the water retention areas.

Unaware of Existence of Covenants - Some residents have expressed that they were unaware of the existence of the Cobblestone Estates Homeowners Association when they purchased their home. The Cobblestone Estates legal counsel informed the Board that all real estate closings require that fees to the Homeowners Association be disclosed under the title search. If you were unaware of the provision, you should contact your real estate agent or attorney. Although you may have not been informed of the Association, the fees for the maintenance of the Association are still required.

Maintenance and Annual Dues - The Maintenance and Annual dues are for the expenses for the calendar year. Even though the annual fee may be invoiced during the spring or summer, the fees pay for the costs of the association for the entire calendar year. The \$100 Entering Membership Fee is a one time fee disclosed on Page 18, Number 9, Entitled "ENTERING MEMBERSHIP FEE" in the Cobblestone Covenants. The \$60 Maintenance and Annual Dues were approved at the Association's Annual meetings. The \$10 Voluntary Social Contribution is optional to cover costs of non-maintenance activities.

Some Areas Less Served - The annual budget addresses costs that are need in all areas of the subdivision. Lights were installed at the Headley Street entrance signs to address safety concerns and landscaping is planned to address water drainage and runoff. Long term plans call for trees planted further south on Archer Elevator and Aerators in all water retention areas.

Board of Directors 2003 Election - There will be three positions on the Cobblestone Estates Homeowners Association Board of Directors up for election for the 2003 calendar year. If interested in running, please notify in writing Andy Hamilton at 2508 Dickens Drive, Springfield, IL 62707 by December 31, 2002 in order to have your name placed on the election ballot. Please provide your name, address, phone number and email address if available. The election ballots will be mailed to all members in good standing on less than 60 days prior to the 2003 annual meeting.