

**COBBLESTONE RUN HOMEOWNERS' ASSOCIATION**  
**P.O. Box 1112**  
**Millbrook, AL 36054-0025**

**October 27, 2014**

**To all homeowners of the Cobblestone Run Subdivision:**

The Officers and Board of Directors of the Cobblestone Run Homeowners Association (CRHA) would like to tell you about a great change that will take place December 1<sup>st</sup>, 2014.

On that date, the CRHA Officers and Board of Directors will enter into a contractual agreement with Partners Realty, a Realty Management company located in Montgomery, to manage Cobblestone Run in accordance with the CRHA By-Laws and the Protective Covenants.

Our subdivision has steadily grown and prospered from its inception in 1996 under the stewardship of volunteer Officers and Directors who have shouldered the administrative functions and activities of 150 homes in the CRHA while having jobs and families of their own. Eighteen years on, the Cobblestone Run community has reached a level of development that warrants greater effort and attention to detail in order to protect our "quality of life." With that goal in mind, Partners Realty, a well-regarded company managing other much larger subdivisions, has offered their services to the CRHA. They are highly recommended by several River Region HOAs and are an excellent fit for our community.

Among some of the enhanced services Partners Realty will perform are the following:

- Administer annual HOA dues collection, as well as providing "on-line" payment for annual dues.
- Schedule, conduct and record meetings; provide records management for the Association; and will attend and facilitate Annual meetings.
- Oversee the maintenance, upkeep and repair of common areas.
- Work with the Architectural Review Committee in regards to covenant compliance and review decisions.
- Conduct property inspections and will enforce complaints and review decisions in accordance with the by-laws and the protective covenants and work with legal counsel, if necessary.
- Establish and maintain a website for the association, with a link to a discussion board, where one can communicate with other neighbors through the forum and voice concerns, share comments, or express ideas in a positive manner.

- Address concerns or questions during office hours from 8:00 am to 5:00 pm, Monday through Friday, and after hour emergency service 24 hours per day, 7 days a week excluding holidays.

Although the Officers and Board of Directors have skillfully negotiated a very reasonable contract, it includes the first CRHA annual dues increase in eighteen years. As we all know, prices have steadily increased annually during the past 18 years and, in order to continue to provide the necessary and new services offered through Partners Realty, we must increase the annual HOA dues to \$200.00. Note that many comparable River Region subdivisions have had equivalent or higher annual dues fees for a much longer time. This change is within compliance of the CRHA By-Laws; Article IV, Section O, Powers of Officers, No 5, authorizing: “increase ... of the annual assessment from time to time”. The increase is well overdue and will take effect on January 1, 2015, payable by February 14th, 2015.

The Cobblestone Run subdivision is a well-established community, with a unique layout and is regarded as one of the top subdivisions in the River Region. With Partners Realty, we can ensure our subdivision will prosper along with our property values. We look forward to your support as we advance the Cobblestone Run community towards a prosperous future.