

Holleybrooke/Cobblestone



What do my Dues do?

If you live in an HOA you probably have heard or said this. Dues are used to maintain common areas, amenities, pay utilities and management companies. In recent years we have seen a steady increase in our dues, it is driven by the cost of services and labor going up, and also having to play catch up. HOAs have to keep budgets to pay their bills, meet State requirements and plan for future improvements or emergencies. A 2019 Reserve Study showed us we were not quite where we needed to be with our finances. When an HOA hasn't managed its money appropriately the homeowners might be asked to pay additional emergency funds to cover costly projects or repairs. In 2024 and 2025 our neighborhood saw several costly upgrades and maintenance projects completed. They were planned and did not require any additional funds from homeowners. Later this year the Board will receive an updated Study so we can continue moving forward the most efficient way possible.

The playground

The lifespan of a playground is around 20 years and we had reached that milestone. During an inspection we found that we had several structural issues which could eventually lead to injuries. A Google search shows that in the US an average of 200'000 children a year go to the ER after getting hurt on a playground. Sadly 15 to 17 die following those injuries. It was time for an upgrade! We tried to keep the layout as close as possible to the original. Unfortunately some elements are no longer being manufactured due to changes in VA law.



Cocoa with Santa

Joins us at the Park
December 13, 2025
from 6:30 to 8:00pm
to have Cocoa with
Santa. *More
information to come.*

Annual Meeting

Nominations for the
2026 Board were
taken. The 3 outgoing
Directors were
nominated. There
were no other
nominations. Directors
were elected by
Acclamation.

HOA

Open violations 41
Outstanding 58
Contact Us
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The Pool

During the 2024/2025 winter the surfaces of the pool and the wading pool were completely redone. The workers removed 7 layers of plaster, which allowed for inspection of the main structure and completion of any necessary repairs. With the additional layers the stairs leading into the pool were no longer meeting State size requirement, they were also affecting the general operation of all the different elements. The plaster had developed bubbles which would burst under pressure, such as someone stepping on them. This would have led to further damage. The work was finished in time and our Residents enjoyed a like new 30 year old pool this past season.

The new pool passes were introduced this year. A big thank you to Ron who volunteered his time to Setup the system, build the database and review over a thousand pictures. The over all launch was successful but it was a learning curve for the Residents, volunteers and lifeguards. We are aware that several Residents encountered issues and we apologized for any inconvenience. Our goal is to provide a safe and pleasant environment for all wishing to use the pool. We are looking to make several changes in the procedure for next season.



We encountered several problems with Gmail and we are hoping to find a better solution to submit applications and photos. More information will be forthcoming in the spring of 2026.

We have a great team of lifeguards and are always pleased to see them return for several seasons. They are here to insure everyone's safety while in the pool area. They don't however have access to any personal information on our Residents. Any administrative issue needs to be brought to the pool manager.

TRASH

Keep your property clear of trash and put up trashcans on non pickup days.

MAINTENANCE

Keep your yard manicured and the outside of buildings maintained.

PARKING

Keep flow of traffic open. Recreational vehicles must be in the driveway.

FLOODING AT THE PARK AND HOLLEYBROOKE ENTRANCE

VDOT finally replaced the culvert running under Holleybrooke Dr by the entrance. Some repairs were done around the park by the HOA to improve water flow towards the ditch along Holleybrooke Dr. We won't know if further improvements are necessary until we have another major rain event. Because of the location the park will always be soggy after a big rain but hopefully we will not see "Lake Holleybrooke" again.

During the winter you will see tree and brush removal on the common areas throughout the neighborhood, as well as some improvements in an effort to keep flooding from happening. Please help us by maintaining the ditches on your property.

