

Clubhouse Member Amenities

- 15% Discount on food and beverages in the Tavern
- 20% Discount on apparel in the Pro Shop
- 10% Discount on hard goods
- Discounted Golf Rates for Green Fees and Memberships
- Access to the Fitness Center and weekly Fitness Classes
- Access to Tennis and Pickleball Courts
- Access to RV Lot Storage
- Exclusive access to monthly events like Wine & Cheese Parties, Beer Tasting, Dances, Holiday Parties + More!
- Access to exclusive Clubs:
 - Hiking Club, Book Club, Men and Women's Coffee Club, MahJongg, Hand & Foot, and Poker.
- Local Excursions
- Library - Loaned through our Honor system

The Links at Cobble Creek

970-964-4947

Golf Professional: Kala Rusk
kala@cobblecreek.com

Golf Course Superintendent: Paul Heide
heidemontrose@bresnan.net

Book your Tee Time
Online at Cobblecreek.com

Contact Information:

970-964-4947

General Manager:
GM@cobblecreek.com

Clubhouse Manager:
clubhouse@cobblecreek.com

Event Coordinator:
events@cobblecreek.com

Accounting:
accounting@cobblecreek.com

The Tavern
(Open to the public)

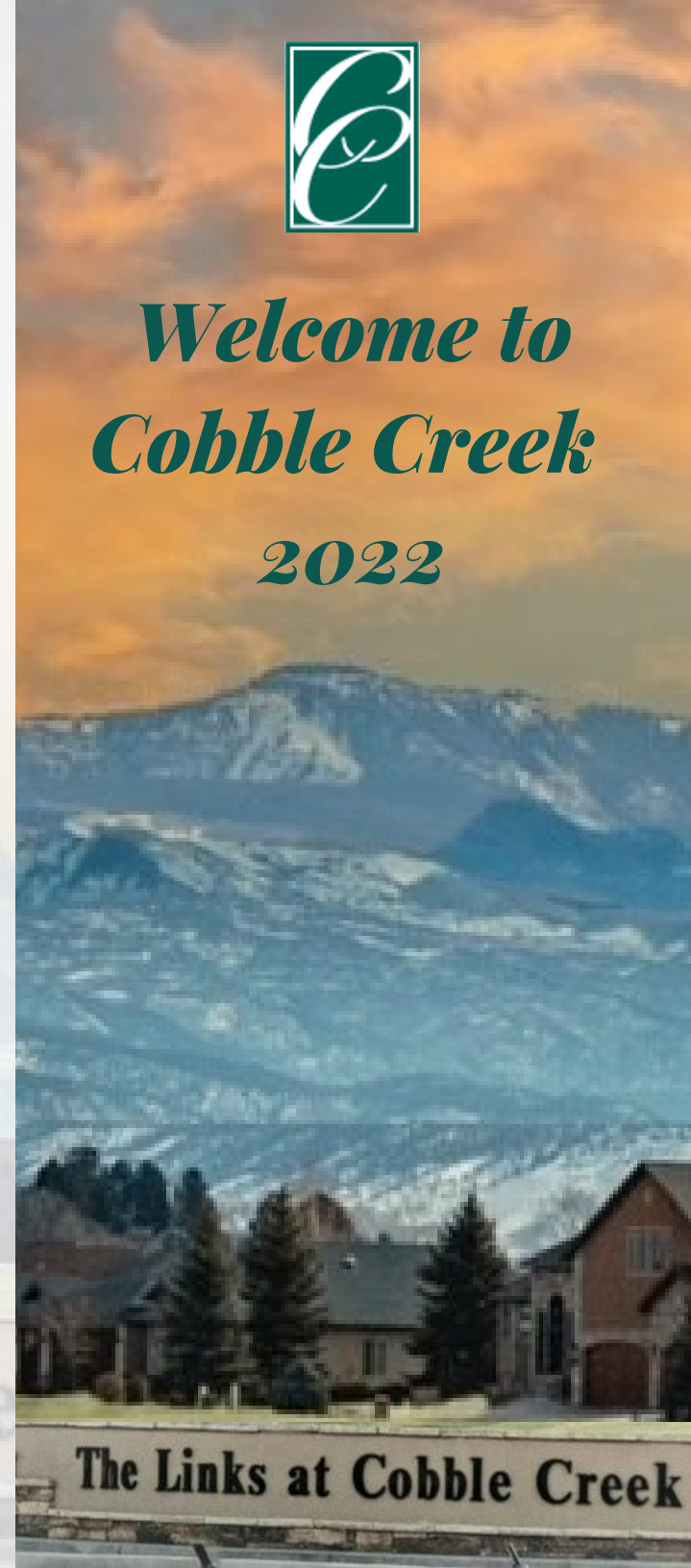
Cobble Real Estate Development

970-765-4335

Photography by Sandra Knight



**Welcome to
Cobble Creek
2022**



Cobble Creek
Homeowners Association
(CCHOA)

Governed by a

Board of Directors

For information, Contact:
Suzanne Hansen, President
gonuggs2357@yahoo.com

- Colorado Common Interest Ownership Act (CCIOA)
- Articles of Incorporation
- HOA Bylaws
- HOA Policies

CCHOA Management Co.

Source HOA

www.sjaminc.com

Email: info@sourcehoa.com

Ph: 970.626.4314

1404 Hawk Parkway Unit 215

Montrose, CO 81401

Spruce Point

Spruce Point Development has its own HOA Governing Body. Send contact information to:
nedfrazierco@gmail.com

Patio Homes

These residents are members of the CCHOA but have their separate Sub-HOA to govern their area.

Source HOA
Responsibilities

- Collection of HOA dues
- HOA Financial Reports
- Monitor Covenant compliance:
 - Patrol neighborhoods, report issues to the BOD.
- Send emails blasts from the HOA
- Keeps resident emails current
- Maintains website for HOA minutes, budget, finances, committee regulations, bylaws, and policies.

HOA Committees

Design Review Committee
(DRC)

Provides guidance for new builds and modifications to properties.

Email: cobblecreekdrc@gmail.com

Hospitality Committee

Provides welcome packets to new community members

Safety & Security Committee

Addresses safety and security issues throughout the community

The Club at Cobble Creek
(Not for Profit LLC)

theclub@cobblecreek.com

Member-only organization within Cobble Creek Community Property and fee-based membership

The Club Owns and Operates:

- The Tavern
- Golf course, driving range and putting greens.
- Club member and public club house events.

The Club Maintains:

Common Grounds, Playground, Fishing ponds & Streams, Fitness Center, Clubhouse, Tennis & Pickleball Courts.

The Club is Governed By:

Board of Directors
Membership Agreement
Bylaws
Rules & Regulations

*A portion of the dues paid to HOA is provided to the Club to irrigate, mow, and maintain the community common grounds.