

# **PEBBLE CREEK HOA NEWSLETTER**

**2nd Quarter | April - June 2019**

**Website: [www.pebblecreek-HOA.com](http://www.pebblecreek-HOA.com)**



## **ARCHITECTURAL/LANDSCAPING COMMITTEE**

The Architectural and Landscape Committee performed inspections of our development in April and May 2019. The HOA Board has been working on the list of repairs and will be repairing the most urgent as soon as possible and as the budget allows. The most urgent are our chimneys. The repair cost of the chimneys has been quoted from \$6,000.00 to \$10,000.00.

The Board appreciates the work of the Architectural/Landscaping Committee and the time spent on these inspections. They will be conducted twice a year. Homeowners who have volunteered their time are Brian Halliday, Carol Von Miller, Priscilla Whisnant, and Linda Throneburg. The HOA Board thanks each. If you are interested in working on this committee, please contact chairperson Donna Walton (#139).

## **2019 PAINTING SCHEDULE**



### **EXTERIOR PAINTING AND PRESSURE WASHING OF **UNITS #145 – 148**** **Chimneys will also be sealed!**

When the painter puts a notice on your door, please remove items from your front porch, back deck, and/or patio. Please note that you either need to be home and or have someone available to unlock your door(s) and open windows. If you fail to open your windows, they will dry and be stuck. Please arrange that windows can be opened and doors left ajar until the paint dries. The painting contractor is to provide a written notice prior to the painting of the doors and windows which is done separately from the painting of siding. Also, be aware there may be more vehicles in the area due to the painting. If you have any concerns about not being able to open your windows, please contact Steve Mazingo or a Board Member.

## **THOUGHTS OF SUPPORT AND ENCOURAGEMENT**

Our thoughts and concerns go out to Pebble Creek homeowners who were flooded during the downpour of June 8 and 9. This area had a record 14 inches of rain which caused many basements and businesses to be flooded. Work continues in our development and other areas to repair damage. The Board offers sincere thoughts of encouragement to homeowners and others who were affected.

## **\$25 FINE FOR NOT SCOOPING POOP!**

The Board receives many complaints about homeowners not scooping their dog's poop. Some have blamed those in the neighboring apartments, but alas, Pebble Creek homeowners have also been sighted not picking up their dog's poop. The Board has discussed the most reasonable solution: There will be a **\$25.00 fine** when you are observed (and reported) by another homeowner not picking up your dog's poop. If you know of a better idea, **please** inform one of the Board members.

Also, please do not let your dog pee on other homeowners' flowers (new or old). Please be courteous to homeowners who have planted flowers. Your cooperation is greatly appreciated.

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### **POTTED PLANTS – (3)**



The HOA has a limit of no more than **(3) three potted plants on your front porch and/or stoop**. You may have **only one garden flag in front**. Why are these requests made? All homeowners want to keep our development as presentable as possible to all. You may have more on your back patio or deck areas. The Board and homeowners appreciate your cooperation.

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### **CARPENTER BEES**



Carpenter bees are now swarming around our townhomes and boring holes into the siding at the top around your stoop and in the back. **The treatment to rid these bees is the homeowners' responsibility.** There are spray products that can be used or you may stuff the holes with steel wool. If you are unable to do any type of treatment, please contact a Board member or Donna Thornburg for the name of someone you can hire to do this for you.

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### **PLEASE BE AWARE OF ANY LEAKING TOILETS OR FAUCETS**

Reminder: To check your leaky toilet, put 3 drops of dark food coloring (red or blue) in the commode's tank. Do not flush for 30 minutes. If the water in the bowl is red or blue, you need to repair immediately. Thank you for your cooperation.

~~Remember that increased water usage has an effect on our budget~~

### **CLEAN YOUR PATIO AND SIDEWALK**

To clean your concrete, pour out a water solution with Clorox on the concrete, use a stiff-brush broom to scrub, and then allow it to sit for a period of time. Afterward, wash off.

- Wear gloves when handling bleach.

- If your patio is really dirty, you may use a pressure washer to clean it.
- A water hose can be handy when cleaning your patio. You don't have to carry buckets of water, and it goes a lot faster.

**If you need help with cleaning your sidewalk or patio, please contact Donna Thornburg.**

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## **WATCH YOUR SPEED!**

**We have a lot of homeowners who walk - with and without dogs.**



**Walkers: Please consider wearing a reflective vest when walking at night.**

**\*\*\* Do Not Park on the Street \*\*\***

All homeowners are aware that parking on the street can interfere with fire trucks and ambulances coming to aid homeowners. **You would not want aid workers to be impeded getting to you!** Please have your visitors park in your driveway or at the tennis courts if their visit is overnight. Thank you!

The Board understands that workers park on the street when necessary.

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## **MAINTENANCE REMINDER**

Remember that maintenance requests, complaints, or concerns **should be written down** and mailed to Thornburg & Associates, Inc., PO Box 3443, Hickory, NC 28603 | faxed to 828-328-2938 | emailed to [dthornburg@thornburgrealty.net](mailto:dthornburg@thornburgrealty.net). HOA management will forward to the Board for discussion at the next monthly Board meeting. A response will follow. For urgent matters such as a leaking roof or sewage back up, **please** call the office at 828-328-2936.

**FYI** ... In order to prevent confusion, please know that the windows of some homeowners' units were painted shut *before* contractor Steve Mozingo started painting for Pebble Creek.

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## **6 MONTH BUDGET REVIEW**

**Please review the attached budget for January - June, 2019**

**Upcoming expenses:    Chimney    \$10,000.00 | Painting    \$ 9,600.00**

We have standard expenses as well as unexpected expenses. As predicted for the year of 2019, we hope to at least breakeven. If you have any questions, please contact one of the Board members or Donna Thornburg.

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## **FOR HOMEOWNERS WHO HAVE AN AMERICAN FLAG**



There are federal regulations to follow when you fly the American Flag.

**PLEASE CHECK YOUR FLAG ON A DAILY OR WEEKLY BASIS.**

Many homeowners, including myself (editor of this newsletter), do not like to see the flag wrapped around the pole, dirty, or in need of repair. Please respect our American flag. Thank you!

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### **2019 Pebble Creek Board of Directors**

**President:** Ann Sigmon

**Vice-President:** Donna Walton

**Sec/Treasurer:** Nancy Hicks

**Directors:** Robert Byrd and Hal Rowe

***KEEP COOL!!!***