

PEBBLE CREEK HOA NEWSLETTER

3rd Quarter | July – September 2019

Website: www.pebblecreek-HOA.com

PLEASE BE AWARE OF ANY LEAKING TOILETS, WATER HEATERS, 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 affects our budget~~

The Board would appreciate all homeowners **checking your toilets and water heaters quarterly.**

It is quick and easy and will save our HOA money!

DRAINAGE PROJECT BEHIND UNITS 149-152

The project is ongoing and should be completed by the end of October. The Board has received consultation and is working with engineers to ensure work is done properly and within budget, if possible.

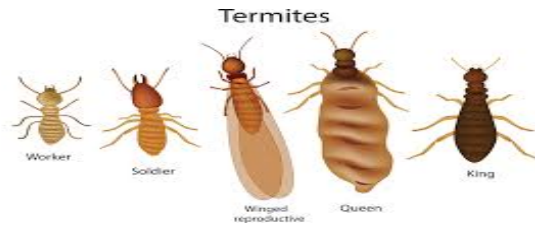


ARCHITECTURAL/LANDSCAPING COMMITTEE

The Architectural and Landscape Committee will perform inspections in October. Most repairs have been done from the previous reports. All repairs are being done in a timely manner per our budget. The most urgent repairs are our chimneys. Chimney repair cost has been quoted from \$6,000.00 to \$10,000.00 per chimney. Three are scheduled to be replaced by year end.

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, Barbara Janus, and Linda Throneburg. The HOA Board thanks each. If you are interested in working on this committee, please contact chairperson Donna Walton (#139).

CHECK FOR TERMITES INSIDE YOUR UNIT QUARTERLY



Perform a Check: It is easy to perform a check of your home's interior for termites! Simply use a butter knife and tap your baseboards with a slight amount of pressure. If the knife sinks in, a termite inspection is needed immediately. You should do this around the entire interior perimeter of each room. Here are other telltale signs of possible termite infestation.

* **Blisters in wood flooring** * **Hollowed or damaged wood** * **Evidence of swarms** * **Mud tubes** *
Drywood termite droppings

If You Think You Have Termites: Please have them inspected and treated immediately as they will continue to travel up the walls of your home and possibly to your neighbor. Notify your neighbor if you do have termites as they will need to have their homes inspected as well.

REMINDER - \$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 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 a Board member.

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.

POTTED PLANTS ON FRONT PORCH

Please be sure that potted plants on your front porch are cared for during the upcoming months. If the plants die, please remove them from the pots.



Reminder - 3 potted plants on porches only.

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.

SAFETY MATTERS!



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.

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** 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 ... To clarify, please know that the windows of some homeowners' units were painted shut *before* contractor Steve Mazingo started painting for Pebble Creek.

Reminder – Regarding your townhome, the HOA takes care of the outside of the original structure - siding, rock covering, roofing, and painting - as well as the original grounds. The inside of the unit belongs to the unit owner and is not covered by the HOA. Plumbing that services an individual unit is also the unit owner's responsibility and not the HOA.

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.

Unwrap around pole, take in when raining. Replace all worn or dirty flags.

DISCONNECT WATER HOSES TO PREVENT A FROZEN WATER LINE IN COLD TEMPERATURES



\$\$ Year-to-Date Financial Report \$\$

Please review the attached financial report from January through September. We have our standard expenses as well as unexpected expenses (water). As predicted for year 2019, we hope to at least breakeven. If you have any questions, please contact one of the Board members or Donna Thornburg.

Welcome!

NEW HOMEOWNERS

#112 – Derek R. Willis

#155 – Carlos Rivera

#158 – Darl Boddorf

2019 Pebble Creek Board of Directors

President:	Ann Sigmon
Vice-President:	Donna Walton
Sec/Treasurer:	Nancy Hicks
Directors:	Robert Byrd
	Hal Rowe

ENJOY THE FALL WEATHER!!!

