

PEBBLE CREEK HOA NEWSLETTER
4th Quarter | October 2019 - December 2019
Website: www.pebblecreek-HOA.com

The Pebble Creek Board hopes that everyone had a Merry Christmas
and Happy New Year!



Annual Homeowner's Meeting
Saturday, January 25, 2020
Mt. Olive Lutheran Church
10:00 AM - Noon

If you are unable to attend the meeting, please **mail your proxy and ballot** to Thornburg & Associates, PO Box 3443, Hickory, NC 28603 by January 20, 2020. You may also contact Donna Walton [Unit 139 & cell number 828-855-1395] or Ann Sigmon [Unit 148 & home number 828-324-6122] to **pick up your proxy & ballot**. Be sure to **sign the REVISED ballot and proxy**.

Per our declarations and covenants, there must be 34 homeowners in attendance (or their proxies) to have a legal quorum for our annual meeting. Please take the time to attend or submit your proxy and ballot.

If you wish to attend and need a ride to the January 25th Annual Homeowner's Meeting, please call Ann Sigmon (828-324-6122) or Donna Walton (828-855-1395), and they will see to it that you get there. If you want to come, we want you there, and there will be a way made available!

At the meeting, we will review 2019 financials and the upcoming budget for 2020. See you there.

THE HOA BOARD OF DIRECTORS

There are three seats on your Board that are open for 2020. Voting will take place at the Annual Homeowner's meeting on Saturday, January 25, 2020. **Hal Rowe, Patricia Meredith,** and **Carolyn Killian** have agreed to run for the Board. If you have an interest, contact Donna Thornburg at 328-2936 or email dthornburg@thornburgrealty.net.

Thank you to **Robert Byrd and Nancy Hicks** for their commitment of time and service on the Board. Your work is much appreciated, and the Board wishes both of you the very best in your free time! Thank you!

UPDATED HOMEOWNER'S DIRECTORY

An updated homeowner's directory as of December 31, 2019, is included in this newsletter. If there are any changes, please contact Ann Sigmon at 324-6122 or email your corrections to amsigmon@charter.net.

THE ARCHITECTURAL/LANDSCAPING COMMITTEE

The architectural/landscaping committee performed inspections several times in 2019. The last inspection report was received and reviewed by the Board. Repairs are being scheduled as the budget permits and weather allows.

This committee has identified 2 chimneys for replacement in 2020. There could be additional replacements required before year-end.

Our thanks and appreciation go to **Donna Walton, Brian Halliday, Barbara Janus, Carol Von Miller, Linda Throneburg,** and **Priscilla Whisnant** who volunteer their time to perform periodic inspections of our development. This group does a phenomenal job and these inspections make a real difference in addressing issues and maintenance needs.



**All Christmas decorations should be taken down by
January 25, 2020. Thank you!**

REMEMBERING OUR NEIGHBORS WHO WE LOST IN DECEMBER 2019



We wish to express our sympathy to the families and friends of two members of our Pebble Creek HOA Community who we lost in December. **Nelda Bowen**, owner of #106, passed away on December 14, 2019, at the age of 89 years. She had been a Pebble Creek resident for the last 17 years of her life. We also lost **Hugh T. Reese**, owner of #129. Hugh had been a resident of Pebble Creek for the past 5 years. He died on Christmas Day, December 25, 2019, at the age of 77 years.

DUES INCREASE FOR 2020

****As of January 1, 2020, your monthly dues payment is \$240.00.****



2020 PAINTING SCHEDULE: Units 205-208 and 209-214

PLEASE CHECK: Please **check your toilets, faucets, and water heaters** regularly for leakage. We recommend a monthly check. Remember that increased water usage affects our budget.

Also, disconnect all water hoses on your outside spigots.



THE AMERICAN FLAG

Please respect our American flag and keep your flag in clean and presentable condition. Replace your old flag with a new one when it is needed. Federal guidelines for displaying a flag are on our website.

POTTED PLANTS IN THE WINTER

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



Fellow residents, your Board loves dogs! We, though, continue to remind our dog owners to clean up after your pet. If you do not, and you are seen and reported by a Pebble Creek homeowner, the fine to you will be \$25.00.

DRIVING THROUGH OUR DEVELOPMENT

- No speeding - **Limit is 15 miles per hour.**
- Please **tell your visitors** the speed limit. We have many walkers with (and without) dogs - speeding is very dangerous to all concerned.
- Be **aware of the curves** in the development. Be sure to **watch before you turn.**
- Also, homeowners who walk at night, please consider **wearing a reflective vest.**

Thank you!

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. Or you may fax them to 828-328-2938 or email to dthornburg@thornburgrealty.net. HOA management forwards all requests received to the members of the Board for discussion at the next monthly 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 ... Please know that the windows of some homeowners' units were painted shut *before* contractor Steve Mazingo started painting for Pebble Creek.

HOA responsibility – Exterior painting of units

- Repairs to roof, gutters & outside rock covering
- Monthly utility fees for streetlights, water & sewer, and trash removal
- Lawn care and landscaping on HOA common property
- Replacement of rotten wood on siding

Each Owner's responsibility – Garage doors

- Parts of a window that move
- Interior of units
- Electrical and plumbing lines that serve your individual home
- Power washing or cleaning your sidewalk, porch, or deck
- Wood destroying pests - termites, carpenter ants, carpenter bees