

# Pebble Creek News

Pebble Creek Condominium Homeowner Association  
3550 S. Harlan St. Office  
Denver, Colorado 80235  
[www.HOAPebbleCreek.org](http://www.HOAPebbleCreek.org)  
Office@hoapebblecreek.org

## September-October 2016

### Pebble Creek Board of Directors

**President:** Lee Salazar

**Treasurer:** Betty Prutch

**Board Member:** Barb Rake

**Board Member:** Wayne Calderone

**Vice President:** Steve Hollermeier

**Secretary:** Doug Hockinson

**Board Member:** Billy Huff

**Office Hours:** Coming Soon!

### Management

Coming Soon!

### Maintenance

Mike Romanyshyn

### Office Phone Number

303-986-3524

## New Leadership

Pebble Creek is going through some changes! We welcome our new Board of Directors and wish them luck in guiding Pebble Creek to its fullest potential.

- The top priorities of our new board include balancing our finances, making necessary repairs to the property, and ensuring that Pebble Creek will continue to be a wonderful place to live.
- We are actively interviewing licensed Property Managers who will comply with new state regulations for condominium management.

### Welcome new team members!

**Angelo Sanchez:** Maintenance Assistant

**Erin McGarvey:** Maintenance Assistant

Angelo and Erin will be helping our maintenance crew with a variety of tasks around the complex, such as making sure walkways are clear, repairs are made, and Pebble Creek HOA is as beautiful and welcoming as possible!

## Board Meetings

Our last Regular Board Meeting was held on Wednesday, August 17<sup>th</sup>. Homeowners and Board Members discussed maintenance issues, water consumption, and met with a potential management company. At least two more management companies will be interviewed in upcoming weeks.

- Regular Board Meetings are being held on the 3<sup>rd</sup> Wednesday of each month around 6:30 p.m.

## Parking

- **Do NOT park in a "tow away" zone or fire lane!**  
This can put your neighbors in danger if they need emergency services, and can cause Pebble Creek HOA to receive fines from the Denver Fire Department. Your car WILL be towed at your expense.
- **Do NOT park with bumper over the sidewalk.**  
Our maintenance vehicles cannot get around vehicles that are over the sidewalk, and your neighbors cannot walk freely in common areas.
- Trailers, boats, RVs, or other oversized vehicles may only be parked in the Southwest corner of the complex. Please contact the Office to reserve a space and pay the associated space rental fee.

## Maintenance Fees

Pebble Creek HOA survives solely on the Maintenance Fees we pay. To keep our community functioning, **everyone** must pay their Maintenance Fees in a timely manner.

- Board Members are hard at work collecting past due balances and working with homeowners to verify those balances. If your account is overdue, please contact the Office to work toward friendly resolution.
- All accounts must be in current status from month to month. Fees are due on the first of the month, considered late on the 10<sup>th</sup> of the month, and subject to a Late Fee of \$20 on the 15<sup>th</sup> of the month. This fee may be applied to all outstanding balances without notice.
- Returned checks will result in a \$35.00 charge to your account without notice.

## Smoke Detector Report

The City and County of Denver requires the HOA to obtain information about the presence and functioning of smoke detectors and fire extinguishers in Condo Units. **These forms are due annually by September 20<sup>th</sup>.** If you have not already returned your form, please do so as soon as possible. Additional copies are available on the website.

## Storage Lockers

Do you rent extra storage or parking from Pebble Creek? We are working on identifying the renters of these lockers and spaces, signing leases for their use, and ensuring that we have the best information and access for upcoming repairs. If you currently rent a storage locker, or are interested in renting storage space, please contact the Office.

## Stairways

The interior, exterior, and back stairways (all common stairways) are to be kept clear of trash, furniture, or other stored items. This is part the fire code for the City and County of Denver. Pebble Creek will allow bicycles to be placed under the stairways; however, they must not impede egress from any home.

## Tech Time!

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Pebble Creek has ventured into the 21<sup>st</sup> Century! In order to keep costs low, keep all residents and homeowners informed, and build an online presence, we are proud to announce our new website: [www.hoapebblecreek.org](http://www.hoapebblecreek.org)! Visit regularly for important announcements, downloadable forms, and future editions of this newsletter.

Beginning in 2017, the newsletter will be posted to the website and emailed to interested parties. Future copies will not be mailed unless specifically requested. To change your preferences, please email out webmaster at [office@hoapebblecreek.org](mailto:office@hoapebblecreek.org) or call the office for more help.

Speaking of that email list, now's the time to sign up! Receive the most updated Pebble Creek news and announcements by signing up for our email list—find the form on our website!

## Water Shut Off

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Every building at Pebble Creek has only one main water shut-off valve. Residents DO NOT have access to this shut-off valve. Most Condo units, however, have individual shut-off valves for each fixture in the Condo.

- Residents should open and close each shut-off valve at least once per year to loosen any mineral deposits. This action should help to ensure that the valves operate properly.
- Individual water shut-off valves are the property and responsibility of the Homeowner.
- **Make sure to check that the valves in your Condo Unit are working BEFORE making any upgrade to your plumbing fixtures.**
- Often the shut-off valves do not function; in which case, the resident MUST make arrangements with the Pebble Creek Office to have the water to the entire building shut down. Pebble Creek requires a two-day notice for this procedure, which MUST occur during normal business hours: Monday-Friday, 9 a.m.-5 p.m. Please make sure that you speak to someone in person. We will return phone messages, but if you do not get a call-back leave another message.
- Water emergencies resulting from resident failure to follow the above procedures will result in \$250.00 service charges added to Homeowner Maintenance Fee account.

## Noise

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- Please consider the right of others to peace and quiet. For late night stereo noise and other disturbances call Denver District 4 Police at 303-913-2000.
- Residents are encouraged to resolve noise issues directly with their neighbors.
- Section 7-8-2 of the Pebble Creek By-Laws states: "Owners and occupants of condominium units shall exercise extreme care to avoid making or permitting to be made loud or objectionable noises, and in using or playing or permitting to be used or played, musical instruments, radios, phonographs, television sets, amplifiers and any other instruments or devices in such manner as may disturb or tend to disturb owners, tenants or other occupants of condominium units."

## Pets

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Pets are NOT permitted to run free on Pebble Creek property. The City of Denver Ordinance and Pebble Creek Bylaws require that all pets must be on a leash at all times. Pet owners may not leave a pet unattended on a patio, balcony, or chained to trees or other structures

You are **REQUIRED** to pick up after your pet. Any person observed allowing their pet to defecate on the lawns and not immediately cleaning it up may be assessed a fine.

## Carports

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Carports are not to be used for storage of any kind. To keep Pebble Creek looking neat and clean, only street legal vehicles may be kept in carports. Bicycles may be hung along the back wall of your carport space. Violations will result in a fine to the homeowner—if you rent, the fine will go to your landlord, who will not be happy! If you need additional storage, make sure to read the section below.

## Laundry Room

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If you need a key for the laundry rooms in Buildings 4 and 16, they are available by contacting the Office.

## Dumpsters

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- Please do not leave garbage next to the dumpster. Our waste disposal company charges additional fees for picking up this garbage—increasing your maintenance fees!
- Pebble Creek dumpsters are not for remodeling garbage, oversized items, or garbage from your personal business. Please dispose of these items appropriately
- Children who are not tall enough to place garbage inside the dumpster should not be assigned this task.
- If your dumpster is overflowing, please use a different dumpster.
- Please report the license plate number of any non-resident "dumping" garbage into Pebble Creek dumpsters. The Association can track the offender and take the appropriate action to recover the cost to your Association.

## Pipes and Freezing

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Winter is coming! If your plumbing is located on an **exterior wall**, let the cold and hot water faucets drip slightly during periods of extreme cold to prevent pipes from breaking and causing damage to your unit or some other unit in your building. **This warning is especially for Buildings 5, 10, 12, 22, 13, and 14.**

**If your pipes do freeze, call the Office immediately.** We have a pipe thawing machine and can usually get the water moving again without causing a flood.