

# 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

## November-December 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

### Management:

Eric Andrews

Colorado Property

Management Services, Inc.

303-952-9257

[eric@e-cpmsinc.com](mailto:eric@e-cpmsinc.com)

**Maintenance:** Mike Romanyshyn

## Annual Meeting Coming Up

Our next annual meeting will be Wednesday, December 14<sup>th</sup>, 2016 at 6:30 p.m. Notices will be sent to homeowners, including a copy of the budget and a proxy in case you can't make the meeting. Each unit is allowed **one** vote, **only** if maintenance fees are current. We must have a quorum to vote, so make sure to pay up and show up! If you would like to serve as a board member, submit your name and a brief summary of your qualifications to Eric so your name can be on the ballot during our election meeting.

## 2017 Technology Changes!

Beginning in 2017, the bimonthly Pebble Creek newsletter will **no longer be mailed**, except by special request. It will be posted to the website and emailed to all owners who have submitted their email address to the office. Copies will be delivered to all on-site residents and will also be posted on the clubhouse door. To update your email address or change your preferences, please email our webmaster at [office@hoapebblecreek.org](mailto:office@hoapebblecreek.org) or call CPMS for more help. These changes keep costs low while keeping residents and homeowners informed. Visit our new website: [www.hoapebblecreek.org](http://www.hoapebblecreek.org) for maintenance requests, important announcements, downloadable forms, and future editions of this newsletter.

## New Management

Pebble Creek is pleased to announce our new Property Management service: Colorado Property Management Services (CPMS). Having a licensed, insured, and certified property management service keeps Pebble Creek HOA legal, and should help in managing our finances, repairs, and community.

Contact – Eric Andrews

Community Association Manager

303-952-9257

[eric@e-cpmsinc.com](mailto:eric@e-cpmsinc.com)

## Cookie Exchange

Pebble Creek is hosting a cookie exchange! If you would like to participate, please bring three dozen cookies (plus your recipe!) to the Clubhouse on December 8th at 7 p.m. Hot cider will be provided. Thanks to Barb Rake for coordinating!

## Accomplishments

We've gotten so much done since our last newsletter!

- ✓ Hired a new management company
- ✓ Removed large pile of tree limbs and clippings to free up 5 more parking spaces
- ✓ Hired Service Master to clean the clubhouse, laundry rooms, and enclosed stairways and foyers on a rotating schedule
- ✓ Contracted with CDI to blow out trash and leaves from the carports
- ✓ Painted fire lanes red
- ✓ Repaired decks and added lattices for safety
- ✓ Trimmed, cut back, or removed many bushes or small trees
- ✓ Beginning to remove vehicles that are parked illegally, unlicensed, or non-operational
- ✓ Gathering information to lease storage lockers and large parking spaces
- ✓ Installed new security locks on all four mailboxes to prevent theft
- ✓ Deposited additional funds into the reserve account, thanks to more units being current on maintenance fees
- ✓ Monitoring rules and regulations more closely
- ✓ Filed the Annual Smoke Detector report form to the City and County of Denver

## Coming Soon!

All that done, and we're ready for more! Our next priorities include:

- Trimming and removing trees on a larger scale, including keeping trees away from buildings and gutters, removing dead limbs, and trimming to promote healthy growth
- Trees in the Northeast corner will not be addressed at this time, but will be cleaned up soon for safety and appearance
- Repairing, replacing, and cleaning gutters after the leaves have fallen
- Installing new light fixtures in the carports, leading to eventual energy savings
- Addressing drainage issues building-by-building

## Laundry Room

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

## Storage Lockers and Parking

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If you are using a storage locker or oversized parking space and have not paid your fees, the contents will be removed on November 21<sup>st</sup>!

## Carport Lighting Project

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We are upgrading the carport lights to newer, more efficient fixtures! If your vehicle is parked in the carport during the day, you may need to move it so the lighting fixtures can be installed. We will place flyers letting you know dates and times.

## 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. Those found in violation of this rule may be fined, and you may be reported to Denver Animal Control.

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.

## Litter and Garbage

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The only appropriate place to put garbage, fast food bags, cigarette butts, or bags of dog poo is in the dumpster! When you leave garbage lying around, throw it into the pool area, or otherwise cause our community to look unkempt, you are disrespecting yourself and your neighbors. Please dispose of **all** garbage in one of our many conveniently located dumpsters, and make sure the garbage goes **inside**.

## Social Committee & Facebook

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Let's get social! In addition to our cookie exchange, we would like to host regular social activities for our community to enjoy. If there are any volunteers for a social committee, please contact Barb Rake at [b\\_rake@hotmail.com](mailto:b_rake@hotmail.com)

If anyone would like to set up and administer a Pebble Creek Facebook Neighborhood page (a closed group for owners and residents only), please contact Betty at [bjprutch@yahoo.com](mailto:bjprutch@yahoo.com). We will establish the rules for what can and cannot be posted, and hope this will be a place for fun and socializing!

## Parking

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**Do NOT park in a "tow away" zone or fire lane!**

This blocks emergency services from reaching your neighbors, and can cause Pebble Creek HOA to receive fines from the Denver Fire Department. Your car WILL be towed at your expense.

## Stairways

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The interior, exterior, back stairways, and foyers (all common stairways) are to be kept clear of trash, furniture, or other stored items. Nothing is to be placed on the stairs or floors in these areas. This is part of 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.

## Community Rules

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Pebble Creek is a big, diverse community. While our residents have a wide variety of interests and needs, we all have one thing in common: We have agreed to live by the rules and regulations, established by the city and county of Denver as well as the Pebble Creek Bylaws, to have a peaceful and enjoyable home. This requires responsibility on the part of all of our residents—these rules apply to everyone without exception.

Our new Property Management Company will be assisting residents in complying with these rules by sending out notifications in case of violation, but we encourage you to get a head start by reviewing the bylaws. Lost your copy? Visit the website for more. This includes paying maintenance fees on time, keeping common areas neat and clear, and being respectful with regard to pets, noise, garbage, parking, and so on. We've had a challenging year, but we hope to see a bright and beautiful 2017.

## Pipes and Freezing

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Winter is ~~coming~~ here! 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 freeze, call CPMS immediately.** We have a pipe thawing machine and can usually get the water moving again without causing a flood.

## Snow Removal

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- Snow removal occurs when snow reaches 4" or more and usually begins after the snow has stopped falling.
- **Snow Plows ALWAYS have the right-of-way.** Please maintain distance from the snow plow until signaled by the driver to pass. This is a dangerous situation because the snow plow can slide sideways and damage a car or injure its occupants.
- **Stranded vehicles.** Call CPMS to report if your car is stuck and leave your phone number. Move it as quickly as possible.
- **Be aware** of snow storm parking restrictions.
- **Park in your carport** during snowfall to allow us to plow.
- **Do NOT park with bumper over the sidewalk.** Our ATV and snow throwers cannot get around vehicles that are over the sidewalk.
- **Oops!** If we forget to clear your entrance, please call CPMS and leave a message.

## 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.

- Pebble Creek requires a two-day notice for any water shutoffs, 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.