

Pebble Creek News

Pebble Creek Condominium Homeowners Association
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Denver, Colorado 80235
www.HOAPebbleCreek.org
eric@e-cpmsinc.com

January-February 2017

Pebble Creek Board of Directors

President: Lee Salazar

Board Member: Barb Rake

Board Member: Wayne Calderone

Vice President: Steve Hollermeier

Secretary: Doug Hockinson

Board Member: Billy Huff

Maintenance: Mike Romanyshyn

Management:

Eric Andrews

Colorado Property

Management Services, Inc.

303-952-9257

eric@e-cpmsinc.com

Annual Meeting Rescheduled

Due to circumstances, the Annual Meeting in December was not possible. Our next annual meeting has been tentatively rescheduled for January 18th, 2017, 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.

New Management

Pebble Creek is pleased to welcome 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 will help in managing our finances, repairs, and community.

Contact – Eric Andrews

Community Association Manager

303-952-9257

eric@e-cpmsinc.com

e-cpmsinc.com

Laundry Room

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

Leaf Cleanup

The Colorado weather fooled us again! Leaf cleanup was scheduled for December 7th, but the snow made that impossible. We are working to reschedule leaf cleanup once the snow clears.

Cleaning Service

We have contracted with Service Master Cleaning Services to maintain our common areas. The cleaning service visits Pebble Creek weekly, and each building is cleaned approximately once per month. To find out when your unit is going to be cleaned, contact CPMS.

Getting in Touch

With our great new management service comes new contact methods! To save time and reduce organizational costs, we are changing our contact information.

For any homeowner or resident issues, please contact CPMS by telephone, email, website, or emergency line. If you still have the old Pebble Creek office number, it will redirect you to call CPMS. In addition, the emergency operator service will be cancelled beginning January 1st—direct your calls to the CPMS emergency line and they will be happy to help!

In addition, if you have our old email address saved, make sure to update it to Eric's email: eric@e-cpmsinc.com, or visit the CPMS website for the fastest results!

Looking for more information? Visit our website: www.hoapebblecreek.org for maintenance requests, important announcements, downloadable forms, and future editions of this newsletter.

Pets

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.

Pebble Creek HOA has had some unfortunate issues recently with aggressive dogs and irresponsible owners. We encourage all our residents to take responsibility for their own animals and to report aggressive or off-leash behavior to Denver Animal Control. Repeated violations may result in a fine assessed to your maintenance fees.

Facebook

Pebble Creek HOA now has a Facebook Neighborhood page, a closed group for owners and residents only. Visit us by searching "Pebble Creek Community (Denver)" on Facebook to keep up with announcements and social activities!

Litter and Garbage

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**.

Parking

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, without warning, weekdays or weekends.

- All vehicles parked at Pebble Creek HOA must be **plated, licensed, in working order, and moved at least every 10 days**. Why is this important? Our parking spaces are for parking, not storage. Vehicles that are found to be in violation of these rules will be tagged and towed within three days. If you have a special circumstance, please contact CPMS to make proper arrangements.
- **Winter Parking Reminders.** Parking on the South Wall or in designated snow removal areas is prohibited. You will be towed without notice for parking in these areas during snowfall.

Stairways

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.

Water Shut Off

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.

Pipes and Freezing

Winter is 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

- Generally, snow removal occurs when the average accumulated depth of 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. **Do NOT park in a “tow away” zone.** Your car will be towed immediately at your expense if you are blocking snow removal operations.
- **Park in your carport** during snowfall to allow us to plow snow from the open parking lots. After the main roadway, sidewalks, and access paths are cleared, we will come back to try and get parking spaces cleared of snow if possible.
- **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. Our maintenance team makes every effort to shovel snow from our 2 1/2 miles of sidewalks, but sometimes we miss things.
- Emergency access to all buildings is a priority. Mailbox and dumpster locations are secondary.
- Maintenance performs “ice patrol” duties every weekday morning and on weekends on an as needed basis. Special attention is given to walkways on the north face of buildings.

Community Rules

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.