

## July-August 2023

### Pebble Creek Board of Directors and Maintenance

**President:** Alicia Gauthier

[agpebblecreekhoa@gmail.com](mailto:agpebblecreekhoa@gmail.com)

720-805-5802

**Board Member:** Joe Moore

[jmpebblecreekhoa@gmail.com](mailto:jmpebblecreekhoa@gmail.com)

**Board Member:** Debra Hamon

[hamondebra486@gmail.com](mailto:hamondebra486@gmail.com)

**Vice President:** Wayne Calderone

[wpebblecreekhoa@gmail.com](mailto:wpebblecreekhoa@gmail.com)

**Secretary/Treasurer:** Toni Perez

[tppebblecreekhoa@gmail.com](mailto:tppebblecreekhoa@gmail.com)

**Maintenance:** Mike Romanyshyn,  
Ted Griego, Donna Richardson

### Management

**Mark Dougal** Keystone Property  
Management Services, Inc.

303.369.0800

[MDougal@keystonepacific.com](mailto:MDougal@keystonepacific.com)

**Emergencies: 303-215-3087**

## Board Meetings and Info

We will continue to have monthly meetings on the 3<sup>rd</sup> Wednesday of each month.

**Next meetings will be July 19<sup>th</sup> & August 16<sup>th</sup>**

Owners may attend and share comments during the homeowner session, starting at **6:30 p.m.**, after which residents may listen as the Board discusses business.

The board has changed officer positions, indicated above. Joe is stepping down from President, Alicia is stepping up to that position, and Wayne is VP.

## Dues and Portal

Keystone Connect Portal: <https://keystoneconnection.net/>

Mail payments to:

Pebble Creek Condominium Homeowners Association

PO Box 173852

Denver, CO 80217

\*Don't forget to include your ACCOUNT number (not your unit number) when mailing payments\*

## Paving and Concrete Project

The Board ratified and passed a revised 2023 budget to cover much-needed concrete and asphalt repairs at our April meeting. Here's to a safer Pebble Creek!

- Work with Asphalt Doctors will begin with concrete repairs as of July 5, followed by asphalt grinding and milling, then new asphalt being poured.
- Lifesource Adventist Fellowship on Harlan Street has been very kind and will reserve 95 parking spaces for us on the east side of their parking lot. Street parking is available; limited space on Harlan and Depew, usually open on the frontage road.
- The project will likely take 2 summers to complete.
- Lump Sum Payment were due June 1<sup>st</sup>! Monthly Payments are due with your dues.
- Please contact a board member or property management with questions or concerns about this large and important project!
- **Look for emails from management, signs, and other info from the board or Asphalt Doctors.**

## Summer Safety Reminders



**NO FIREWORKS** on Pebble Creek Property! We have caught and **fined** homeowners up to **\$1,000** in the past, and reported them to the Denver Police. We will have additional security patrol and the tennis courts will be closed. **Don't get burned** with fines this year!

- There is **NO FISHING** in the Pebble Creek waters.
- Our ponds and pool are amazing features, but they can be hazardous. Be careful and supervise others.
- Grills must be at least 10 feet from any living structure, except very small gas grills (1 pound or less of liquid propane). **NO CHARCOAL** is **allowed** for personal grills at Pebble Creek HOA.

## Board Removal Vote

After our April board meeting, the board received a petition from homeowners requesting that the current board be removed from office and replaced. The current board worked with the HOA attorney to follow our documentation and state guidelines for this legal process, and held a meeting to vote for removal of the board on June 22<sup>nd</sup>. There was not enough homeowner interest represented to vote to remove the current board; **the current board remains in place.**

## Clubhouse Status

The Pebble Creek Clubhouse was closed for repairs from December-May due to a burst pipe, flood, and asbestos spill. Cleanup is finished and we are renovating! Say goodbye to the "clubhouse smell" and get ready for a new and improved space!

- Owners and residents may reserve the Clubhouse by contacting Toni Perez. Arriving after others who left a mess? Send photos to property management.
- Use the mail slot on the front of the Clubhouse to drop off forms, agreements, or keys, **not for dues!**

## Board Progress

---

Your board has been working hard on projects!

**Gutters:** We replaced lots of damaged/improperly draining gutters, reducing standing water and damage to homes. We are investigating leaf and gutter guards.

**Westside Pond:** Work continues with board members and maintenance.

**Decks:** Consultation with our legal team determined that the HOA is responsible for deck repairs and replacement caused by normal wear and tear. We've saved up to 80% on deck projects having maintenance repair cosmetic damage! If your deck is in need of repair, contact property management.

**Financial Audits:** Past boards started this in 2018, but never finished due to missing information. Your VP and Treasurer worked hard with the auditors at the Griffin Group to get the missing info for the 2018 audit with success! Once this is complete, we will move forward with the subsequent years' audits.

## Are You Insured? H06 Policies

---

As an organization, Pebble Creek HOA carries property insurance. But damage that is caused by your unit (i.e. leaks from your fixtures), or damage that is not covered by our property insurance (i.e. wind and hail exclusions) can be costly. A H06 condo policy protects you against these shortfalls, and usually costs less than your favorite streaming subscription. Call your trusted insurance agency for advice!

## Define Your Terms

---

**HOA:** Homeowners Association—WE are the HOA. YOU are the HOA. This writer is the HOA.

**Board of Directors:** A volunteer group of homeowners elected to guide and direct the HOA.

**Property Management:** A company, hired by the HOA, (like Keystone) who manages and coordinates.

**Vendors:** Outside contractors, hired by the HOA, like Keesen Landscaping or Asphalt Doctors.

**Maintenance:** Very special outside contractors, hired by the HOA, who keep our property in shape.

## Legal Representation

---

Pebble Creek HOA works with Winzenburg, Leff, Purvis & Payne, LLP for legal needs. Attorney Lindsay Smith handles Pebble Creek's general needs and we have a dedicated collections attorney.

**Why so much legal stuff at Pebble Creek lately?** This year has been a challenge between major insurance claims, a giant and costly paving project, and challenges to our current operations. Since none of our board members are lawyers, we defer to the experts and have been seeking more legal guidance.

## Property Management Changes

---

Our current Keystone property management contract was "inherited" from Maximum; corporate managers have let us know that our property was greatly underbid in terms of time commitment. The board is investigating options for property management with Keystone and 4 other local companies. We expect to make a decision about future property management needs within the next month. Please keep an eye on email and mail communications during this process.

## Pool Time!

---

The Pebble Creek HOA swimming pool is open again and has seen some vital repairs! The drain that has been clogged for decades has been cleared and our maintenance team is power washing the surface regularly. New paint, tiles, and signage make it look even better!

- Need a key? Contact property management. These are the same keys handed out in 2022—you only need a new one if you lost yours.
- There are **bathrooms at the pool!** The west door to the clubhouse bathroom opens with your pool key.

## Join A Committee

---

**Reserve Budget Planning Committee:** Explore the nitty-gritty financial details and plan a better future—this committee will meet on the 4<sup>th</sup> Thursday of each month at 6:30 in the Clubhouse.

**Paving Project Steering Committee:** Help your board keep this major paving project on track!

Email Alicia at [agpebblecreekhoa@gmail.com](mailto:agpebblecreekhoa@gmail.com) to join.

## Security, Towing, & Parking

---

Colorado Advance Patrol monitor parking and safety. We contract with Wyatt's Towing. Report any suspicious activity to Denver Police.

- **Park properly at Pebble Creek**
- Remember: **Every unit has a carport space.**
- We are working on opening additional parking spaces on the east side of the property.

Need more space? Pebble Creek has storage and parking available, including for RVs and boats—Contact Toni Perez for info or to reserve a spot!

## Laundry

---

**Laundry is in Buildings 4 & 16.** We are working with the laundry machine vendors to get new, working machines, but have been given installation dates that fell through. Our vendor reports that the machines should be in by August 1<sup>st</sup>; if they cannot meet that deadline, the board will investigate other options. Contact property management for a laundry key.