

November-December 2023

Pebble Creek Board of Directors and Maintenance

President: Alicia Gauthier

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720-805-5802

Board Member: Joe Moore

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Board Member: Debra Hamon

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Vice President: Wayne Calderone

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Secretary/Treasurer: Toni Perez

tppebblecreekhoa@gmail.com

Maintenance: Mike Romanyshyn,
Ted Griego, Donna Richardson

Management

Carson Wood CAP Property
Management Services, Inc.

303-832-2971

service@capmanagement.com

Emergencies: 303-215-3323

Annual Meeting & Elections

Annual Meeting and Board Elections:

Wednesday, November 15th

Check in at 6 p.m.; meeting at 6:30 p.m.

25% of our membership must be present or submit a proxy to meet quorum—if you cannot make the meeting, please fill the proxy form that will be mailed to you and assign it to a homeowner or board member.

Annual Meeting packets will be arriving soon!

We do not hold a meeting in December; our next HOA and board meeting will be January 17th, 2022.

Meetings are the 3rd Wednesday of each month.

Dues and Portal

CAP Portal for Payments:

https://capmgmt.appfolio.com/connect/users/sign_in

Your newsletter writer apologizes for the incorrect mailing address in last month's newsletter!

100% guaranteed, this one is correct!

Mail payments to:

Pebble Creek Condominium Homeowners Association

P.O. Box 174415

Denver, CO 80217

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

- **Make payments in-person** when our property manager Carson is on-site **Wednesday afternoons**.
- Expect a **dues increase** for 2024 thanks to inflation and the skyrocketing cost of property insurance.

Clubhouse Holiday Reservations

After repairing the Pebble Creek Clubhouse, we made it look its best! Reserve it this holiday season and enjoy our new furniture, new flooring, freshly painted walls, and tactful décor.

- 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!**

Join the Board

Want changes at Pebble Creek HOA? Have a better idea for our property, budget, or future? Join the board! Our board members must be elected or re-elected annually; we have 5 seats available.

Proxy and Board of Directors FAQs

Q: Can I give my proxy to anyone?

You can only give your proxy to a homeowner—all board members are owners, as are many of your neighbors. Maintenance staff and CAP Management are not homeowners and cannot accept proxies.

Q: How will proxies directed to “the board” at large be managed?

These proxy votes will be split evenly between all attending board members.

Q: I want a specific board member as my proxy?

Please identify that board member by name on your proxy form—or you can use their board position, such as President or Treasurer.

Q: Can people vote for themselves?

Yes!

Q: Can I wait until the meeting to run?

Absolutely!

Reserve Fund

If you follow the PCHOA finances, you may have noticed that reserve funds are low. The 2023 board spent most of these funds on long-overdue repairs. It makes no sense to let funds lose value to inflation while repairs go deferred. What did reserves cover?

- Asphalt and paving project
- Giant water heater replacement
- Clubhouse water damage and repairs
- Plumbing/sewer repairs
- Building 3 gas leak and mitigation
- Damages not covered by property insurance

Are our reserves too low for FHA? FHA only requires that a certain amount be sent to reserves—not stuck in there. Once the money has been “reserved,” it can be spent as needed.

Security, Towing, & Parking

Kris at Colorado Advance Patrol monitors parking and safety. You can report minor security concerns by calling or texting Kris immediately at 720-422-0946, or email at cappatrol@comcast.net for lower-level concerns that are not time-sensitive. We contract with Wyatt's Towing. Report major concerns or suspicious activity to Denver Police, or call 9-1-1.

- **Park properly at Pebble Creek**
 - Ensure your vehicle is properly licensed and plated. You can get new tabs same-day at many local grocery stores!
 - Move your vehicle at least every 10 days—let property management know if you will be on a long vacation so we can put you on our “don't tow” list.
 - Remember: **Every unit has a carport space.**
 - Always lock your car and keep valuables out of sight.
 - NEVER leave your car running unattended! The Denver police are very unsympathetic to those who literally let thieves drive their cars away.
 - **If you see something, say something.** Denver has been seeing increased crime. If you see something suspicious or have a concern, report it to security!
- 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!

Sewer and Plumbing

Our property is old—including our sewer and plumbing! We have installed sewer cleanouts and are working on a regular sewer cleaning (“jetting”) service for the property. In the meantime, keep these tips in mind:

- **Flushable wipes are a myth.** You think you can flush them, but they don't make it to the sewers—they get stuck in our pipes—and you get stuck with a bill! Flush **ONLY** toilet paper and waste.
- No oil in the drains. Pour cooled oil into the trash.
- Your garbage disposal is NOT a trash compactor. It works great for small debris and crumbs, but do not put large amounts of food down it. Never put coffee grounds, egg shells, fruit/veg peels, rice, pasta, stringy things, or other ingredients down there.
- Run plenty of water after using your disposal or dishwasher to help clear the lines.

Laundry

Laundry is in Buildings 4 & 16. New machines are here! We hope that the new machines will bring back the quality of service that we used to enjoy. Contact property management for a laundry key.

Winter Weather

Winter has arrived! If your plumbing is located on an **exterior wall**, let faucets drip slightly during periods of extreme cold to prevent pipe damage. **This is especially for Buildings 5, 10, 12, 22, 13, and 14.**

If your pipes freeze, call Management for help.

- Fall cleanup is scheduled and will occur once the snow melts and most leaves have fallen.
- Snow removal occurs when snow reaches 4" or more and usually begins after snow stops falling.
- **Snow Plows ALWAYS have the right-of-way.**
- **Stranded vehicles.** Call management to report a stranded vehicle and move it as quickly as possible.
- **Do not park with your bumper over sidewalks.** People need to walk on these, so find a spot where you fit. Overhanging vehicles may be towed.
- **NO ICE MELT** on the new asphalt. It can damage the surface. This winter, we will be using traction sand and supplying traction sand in the black buckets. Contact property management if you need a refill of traction sand.
- **NEVER WALK ON THE POND!!!** Even if it looks frozen from the top, it is very deep and does not freeze solid. You could fall through and die.
- Oops! Did we miss your unit? Just contact property management and we'll send maintenance by.

Don't Be Gross...

We hope someone raised you well, but if not, here are some common courtesy rules to make Pebble Creek a nice place for everyone:

- Dispose of **cigarette butts** properly—in an ashtray in your home, or extinguished and in the dumpster. NEVER on the ground!
- Bag and dispose of all **pet waste**—don't leave it for someone else to step in!
- Get all your **trash into the dumpster**—our maintenance team is tired of picking up your household trash.
- Still have that **Jack-O-Lantern** out from Halloween? Toss it before the rats start nibbling!

Roll Off Dumpster Schedule

Hold large items until the rolloff dumpster arrives, at the south end of the property near the maintenance shed. We get charged for oversized items = you get charged for oversized items!

Delivered	Picked up
Wed, Nov 29, 2023	Tues, Dec 7, 2023
Thu Dec 28, 2023	Thu Jan 4, 2024

Please hold onto Christmas trees and large packaging materials until the roll-off dumpster arrives so your neighbors can use the dumpsters for household trash.