



September - October 2024

President: Lee Salazar
lspebblecreekhoa@gmail.com

Vice President: Amy Warren
alwpebblecreekhoa@gmail.com

Treasurer: Betty Prutch
bppebblecreekhoa@gmail.com

Board Member: Kim Hayes
khpebblecreekhoa@gmail.com

Maintenance: Mike Romanyshyn,
Donna Richardson, Chris Brennan

Board Member: Barb Rake
brpebblecreekhoa@gmail.com

BOARD MEETINGS

Next meetings will be September 18th and October 16th at 6:30pm in the clubhouse. Residents are encouraged to attend. Homeowners share comments with the board starting at 6:30, followed by the Board session where residents may listen as the Board discusses old and new business.

DUES PAYMENTS

If you choose to mail your payment:
P.O. Box 174415

Denver, CO 80217-4415

Make your check out to Pebble Creek HOA:
Include your address & unit # in the memo field.

PROJECT STATUS

- Pool Fence – a new black fence with new gates and locks will be installed after the pool closes for the season. The locks have been rusting out and becoming more difficult to repair over time.
- West “pond” – bids have been obtained to restore this to the drainage ditch that it was designed to be. It does not have any source of water other than rain/snow, so maintaining it as a pond is not viable. The board is awaiting insurance information from one of the contractors and anticipates accepting their bid soon.
- Mailbox shelters - Maintenance (Mike) has completed the shelter at Building 22. He has started the shelter for the mailboxes in front of Building 16. Once completed, he'll build a

for the mailboxes at the end of Buildings 11 and 2.

- Tennis Courts retaining wall - replacement has been shelved for this year as the only bid obtained was for more than \$147,000 and we do not have those funds at this time.

AMENDED BY-LAWS

The August 31st deadline for voting on the Amended By-Laws is past and no more votes will be counted. We had 169 responses: 147 “YES” and 22 “NO.” **The amended By-Laws are effective immediately.**

CONGRATULATIONS! The winner of the \$25.00 King Soopers Gift Card was Unit #219 and the winner of the Grill Charms was Unit#167.



HALLOWEEN PARTY

Games, crafts, and treats for children from 6-8pm.

SEASONAL REMINDERS

- Window units are allowed, with an ACC form, May – September 30
- The Pebble Creek HOA swimming pool will be open through Labor Day (September 2)
- Please clean up any planters or other summer décor by the end of September/ beginning of October.

NEIGHBORHOOD WATCH

There have been a few vehicle break ins this year and some residents have been blaming the HOA board members for not doing "enough." What keeps a community safe and free from crime?

The most effective method of preventing crime is for community members to be vigilant and report all and any unusual activity. If you have your phone with you, take a photo or shoot a video. **IF YOU SEE SOMETHING, SAY SOMETHING.**

Early last week, there was a vehicle that rammed into the backside of one of our carports, causing extensive damage. Fortunately, a resident reported the incident and we were able to identify the vehicle. The police and our security have both been notified and we are in the process of tracking them down.

If you see something, say something! We are grateful to the resident that called out and identified the individual breaking the beer bottles around buildings 11 & 12. This has been going on for some time and now we are able to determine what action needs to be taken. The perpetrator's actions were definitely a cause for concern for the safety of those adults, children and pets who walked in this area.

WHERE DOES THE MONEY GO?

Here is a breakdown of the largest HOA expenses for the year to date as of June 30:

Insurance	\$122,948	22.23%
Gas & Electric	\$81,152	14.67%
Water/Sewer/Storm Water	\$80,775	14.60%
on-Site Maintenance Staff	\$63,290	11.44%
Special Projects	\$57,700	10.43%
Repairs & Maintenance	\$44,679	8.08%
Landscaping	\$21,145	3.82%
Trash Removal	\$14,689	2.66%
Phone/Internet	\$774	0.14%
Amenities:		
Pool/Clubhouse	\$11,171	2.02%
Property Management	\$40,500	7.32%
Patrol/Security	\$4,550	0.82%
General & Admin.	\$9,738	1.76%
Totals	\$553,111	100%

The single, highest expense Pebble Creek has is insurance. Hail storms, wildfires, and other weather phenomenon are large factors in those costs. Other factors are the number and amount of claims Pebble Creek HOA must file. What can owners and residents do to help keep those to a minimum?

Winterize your unit: make sure that all pipes on exterior walls are insulated. If they are not and you are unable to insulate them, make sure that your thermostat is turned on for heat and turned up, cabinet doors are open, and faucets are turned on to a slow trickle to prevent pipes from freezing.

WINTER WEATHER

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

COMMUNITY INFORMATION

Driver's License:

3265 S Wadsworth – SW corner of shopping center
5334 Prince St – Littleton City & County Building

Emissions:

2802 W Mansfield – Air Care Colorado

City Council:

Dist. 2-Representative – Kevin Flynn 720-337-2222
Security and Parking Monitor:

Colorado Advance Patrol – 720-422-0946

Police and Fire:

Denver Police-Dist. 4 – non-emergency 720-913-2000
Denver Fire Station 28 – non-emergency 303-730-3290
Rocky Mountain Poison and Drug Center:
1-800-222-1222

DMV: <https://dmv.colorado.gov/online-vehicle-registration-renewal-faqs>

File a police report online:

<https://www.denvergov.org/Government/Agencies-Departments-Offices-Directory/Police-Department>

Informed Delivery by USPS –sign up for FREE preview of your day's USPS mail and packages. Get Daily Digest emails that preview your mail and packages scheduled to arrive soon. See images of your incoming letter-sized mail (grayscale, address side only).