

NEWSLETTER

TIME GOES ON 2018-19 Changes and Updates

Hello fellow Pebble Creek residents. My name is Hans Schroeder and I am the chairman / president of the Pebble Creek Homeowners Association. It's been a busy few years for our family and I haven't been able to devote a large amount of time to the HOA. The board did manage to get the brick wall repaired, removed the dead tree, planted some new trees along the South of our neighborhood, and repaired our flag pole at the South entrance. This year we plan to take on a few more tasks and are seeking input as far as items that need to be taken care of. Please attend the upcoming HOA meeting to help provide any input you may have. Our board has

continued with the same people that were elected in 2017. Please consider volunteering for the Secretary position if you are able.

President / Chairman:	Hans Schroeder
Secretary:	Unfilled
Treasurer:	Suzanne Ray
Director:	John Hamman
Director:	Brett Townsend
Past Chairman:	Tony Brancich

A WORD ON DUES

Our dues have been rising the past several years to be brought up to \$175, from a previous amount of \$172.50. The board felt bringing the dues to this amount should account for the increased cost of all the recurring items the HOA has to pay for and allow for necessary maintenance of HOA property. This will also allow us to maintain a good emergency fund as well in case of large expenses like major pool repair. From those we have heard from, a majority understand and support this. We don't anticipate having to raise dues again for some time, hopefully for 5 years or more.

KEEPING YOU APPRISED News and Current Events

SPRING 2019 MEETING

Our spring neighborhood association meeting will be held on Monday, May 20th at 7:00 PM. Due to an increase in anticipated attendance, we will be holding the meeting at Santa Fe Presbyterian church, directly across the street of our West entrance. In 2017, approximately 25 members attended. Please take time to put it on your calendar. We also have advertised the event on our Facebook page and are expecting as many as 50 people to attend. Please see the included agenda for more details about what is planned for the meeting.

Yard of the Month and yard decorations –

This chair position is currently vacant and need to be filled. Anyone who would like to volunteer please contact the board or volunteer at the HOA meeting. Monthly yards will be selected during normal growing season as well as Halloween and Christmas decorations. The board will try to complete these tasks while the position is vacant, but may not be consistent.

Pool information –

John Hamman will continue to serve as the pool superintendent / chair. Key fobs for pool access will be managed by Neighborhoods Services Corporation, our association management company. Their contact information can be found at <http://www.neighborhoodsplus.com>. We have continued to have minor incidents occur at the pool about once or twice a year. Due to this, the board is considering installing a video security system. As a plus, we will be installing internet and wireless access at the pool as well.

Neighborhood entrances –

At the request of several residences, the board will be looking to improve the West side entrance. Plans include putting in more foliage / shrubs, decorative rock where grass won't grow, as well as other improvements. There will be some maintenance done to the South entrance as well.

New trees –

We plan on continuing to add to the trees along the South edge of the neighborhood. This will be an ongoing project that will continue for years to come.

Neighborhood play park –

The play area in the park has always had drainage issues that result in the area filling with water when we have heavy rain events. We currently have a plan to install French drains along the west side (low side) of the play area with a drain going down to the roadway. This will prevent standing water in the play area. This will also save the HOA money in the long run since the standing water causes the rubber mulch to float away, which has to be replenished from time to time.

Social events –

We plan to host a neighborhood get together sometime this summer at the park. It was a success last time it was held and we would like to see everyone getting to know each other, especially new residents.

FINAL NOTES

Conclusion

It's my pleasure to serve as the HOA president. Maintaining a nice neighborhood takes a community effort. Please consider getting involved in any way you can, your contributions will be welcomed.

Please contact me with any questions or concerns you may have. Text or call 405-706-9248 or email me at hans@schroeder5.com. Also, if you wish to volunteer for any roll or have any ideas, I'd love to hear them.

HANS SCHROEDER
PEBBLE CREEK HOA PRESIDENT

PEBBLE CREEK FACEBOOK PAGE:
<https://www.facebook.com/groups/PebbleCreek/>