



Pebble Creek Phase 1 HOA - Fall, 2023 Newsletter

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Hello, Fall!



Hello, Phase One neighbors! Thank you for taking the time to read our biannual newsletter for some upcoming news and helpful information that pertains to our neighborhood.

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FROM THE PRESIDENT

Friends and neighbors,

Fall is here! My favorite season to experience in Pebble Creek. All the leaves changing colors, homes decorated for Halloween and Thanksgiving and the smell of wood burning fires fills the air. As a neighborhood, we have some exciting events and big decisions to

- Fall Festival Oct 15, 2022 3:30 - 7:30pm at the Clubhouse Pavilion
- Greater Greenville Sanitation annexation vote
- HOA fee proposal for 2023
- Leaf pickup dates
- We need new volunteers for the HOA

God bless America and God bless Pebble Creek.

Joshua G. Moore

GREATER GREENVILLE ANNEXATION PROPOSAL & HOA FEES

We hope you are all aware about the possibility of our neighborhood being annexed into the Greater Greenville Sanitation service area. Thank you to the many who attended the information session with the representative from GGS, and for those who participated in our survey to gauge general neighborhood interest.

We have received many comments and questions from the Phase One community about how this possible Greater Greenville Sanitation annexation will affect our HOA fees. In order to try and answer those questions, we dedicated our October board meeting to reviewing the current financial health of our HOA, as well as reviewing and preparing our 2023 Annual Budget.

If the Greater Greenville Sanitation annexation passes with the required 51% of homeowners voting in favor, we are proposing the following changes. 2023 HOA dues will be proposed at \$150/property with a one-time credit per property in the amount of \$50. Thus, the net amount each property will have to pay will be \$100 next year(2023). AGAIN, this is currently what we plan to propose at the annual homeowners meeting in January, should the Greater Greenville Sanitation annexation pass.

Please note this proposal will have to change should the annexation not pass, as we will have to reconsider next year's annual budget, and thus revisit our HOA fee proposal.

Our next step is for everyone to vote (One vote per parcel) whether you do or do not want GGS to annex our neighborhood into the service area. They have provided a spreadsheet where each one of us must vote and sign either in favor or not. You can vote at the following times, or email us directly to schedule another time if you are unable to at one of the times below:

- October 14th, 2022 - 11am-1pm: Pebble Creek Pavillion
- October 15th, 2022 - 3-5pm: Pebble Creek Pavillion (during the Fall Festival)
- October 16th, 2022 - 2-3pm: Pebble Creek Pavillion

Note: Emailing the HOA is NOT considered a vote; you must vote by signing the GGS form. Please email us if the above times do not work for you!

TREASURER'S REPORT

by Mary Reimer

There was an excellent response from homeowners paying their dues. There is currently one homeowner that has been turned over to a collection agency. There is one homeowner who owes three years of dues, and payment is being pursued. It is time to set the budget for 2023. If you have any suggestions for improvements or projects, please contact any board member.

COVENANTS

Our neighborhood covenants are in place to help ensure that we all maintain our property so that our neighborhood continues to maintain and improve in property value. If you are unsure of our covenants, please visit our HOA website, where you can download a copy.

As the leaves start to drop, there is naturally more debris within our streets. However, it is the responsibility of each property owner to maintain the cleanliness of the curb and the street (to the middle) in front of their property. This includes removing grass and weeds, as well as branches and other items. In addition, if you have a drain along your property, these need to be kept free of debris as well. Please note we do not have a street cleaning service, so blowing debris into the street is not conducive to a tidy neighborhood appearance.

SOCIAL EVENTS

by Courtney Cordell



Please join us for our Fall Festival on Saturday, October 15th from 3:30 to 7:30!

There will be two bouncy houses: one for children 6 and under and another for children 7 and up. We will have a DJ playing great music, s'mores by the fire pit, pumpkin painting for the kids, and Pebble Creek Grille will be serving their lunch menu until 7:30 that evening. We hope to see you all there!

Also, please go ahead and mark your calendars for our Phase One Holiday party on December 10th!

FROM THE ARCHITECTURAL COMMITTEE

Home improvement projects really picked up over the past year, with many people spending more time at home and wanting to create spaces to entertain and relax, specifically outdoors. The neighborhood as a whole can benefit from these types of capital improvements, and it's important that we keep the architectural committee involved by getting approval before commencing any projects. The great news.... the process is very simple and the committee is very responsive:

- Go to www.pebblecreek1.com
- Click the tab at the top that says "Documents"
- Scroll down to "Property Improvement Request"
- Fill out the form and await a response from the HOA
- OR simply click the link below!

PROPERTY IMPROVEMENT REQUEST FILLABLE FORM

Thank you for helping keep our neighborhood consistent and beautiful.

COMMUNICATIONS

To stay up-to-date with all Phase One happenings, make sure you follow us on Facebook as "[Pebble Creek HOA - Phase 1](#)"

Check out the neighborhood website for all kinds of neighborhood information.

If you just need to reach out to the board directly, you can always email us at: pebblecrkhoa@gmail.com

Finally, we have created a Remind text group for sending out quick reminders for Phase 1 events. If social media isn't your thing, but would appreciate being in the know or if you just want to make sure you don't miss a thing, please text @h2a268 to the number 81010 (or SCAN the QR code below). This will add you to our Remind group to receive text notifications and reminders. Thanks to those of you who have already joined!!!!



Scan to join our REMIND group!

[READ MORE ON OUR WEBSITE](#)

