

HOA Properties: Planned Activities

Below is a calendar of the planned activities for the Properties committee in 2025, which may be of interest to our HOA community members:

Month	Activity
January	<ul style="list-style-type: none"> ● Weather Response: In the event of severe weather causing damage to common areas, the Properties committee will coordinate with the Roads Chair to address these issues. We will provide assistance with less risky tasks.
February	<ul style="list-style-type: none"> ● Landscaping Planning: The committee will develop a plan for routine mowing, weed control, and other landscaping for the year. This includes identifying areas needing regular attention and easements to qualified vendors to carry out this work.
March	<ul style="list-style-type: none"> ● Weed Control: In coordination with the Roads Chair, Properties will determine if weed spraying of road easements and designated common properties to prevent weed overgrowth. We will be spraying around mailboxes. ● Budget Development: The annual budget for Properties (covering June 1st to May 31st) will be presented to the HOA Board for review and approval. The approved budget will be posted on the community website.
April	<ul style="list-style-type: none"> ● Park Irrigation: The water supply to the Pebble Beach Dr. Park will be turned on, and the system will be checked for proper functioning. The watering schedule will be set according to the weather. We will be checking for any leaks in the system before fully turning it on.
May	<ul style="list-style-type: none"> ● Portable Toilet for Park: A portable toilet will be requested for placement near Hole 16 from the 4th to Labor Day for the convenience of residents and golfers using the park. ● Lawn Mowing Compliance Survey: Around May 30th, all lots and properties will be surveyed for compliance with the rule requiring grass lawns to be mowed at least three times a year (by Memorial Day, if possible). Properties not in compliance will be noted, and the HOA will follow up with homeowners as necessary. Please contact the committee for expectations for property/lot maintenance.
June	<p style="text-align: center;"><i>No specific activities are scheduled. We will continue to monitor common areas. Contact SCMA Properties for assistance.</i></p>
July	<ul style="list-style-type: none"> ● Lawn Mowing Compliance Survey: Another community-wide survey will be conducted in July regarding compliance with the property maintenance rule.

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August	<p><i>No specific activities are scheduled. We will continue to monitor common areas. Contact SCMA Properties for assistance.</i></p>
September	<ul style="list-style-type: none"> ● Potential Lawn Mowing Survey: Depending on weather conditions, a final survey for mowing will be conducted after Labor Day. ● Community Entrance Cleanup: The flower garden and perennials at the community entrance will be removed and cleaned up for the season by a contractor.
October	<ul style="list-style-type: none"> ● Park Irrigation Shutdown: The water supply to the Pebble Beach Drive Park will be turned off. All watering control boxes will be disconnected, and the main irrigation panel will be shut off to protect the water meter from freezing.
November	<p><i>No specific activities are scheduled. We will continue to monitor common areas. Contact SCMA Properties for assistance.</i></p>
December	<p><i>No specific activities are scheduled. We will continue to monitor common areas. Contact SCMA Properties for assistance.</i></p>
Annually	<ul style="list-style-type: none"> ● Community Firewising: The committee will review HOA owned property and work with the Fire Department, Commissioner,, contractors and the board members to ensure that it is Firewised appropriate for 2024 and will be finalized by Fall 2025 when piles will be burned. ● Maintenance Task Review: We will review a checklist of annual maintenance tasks and ensure all are addressed. ● Mailbox Assessment: The need for ordering and installing new mailbox banks will be reviewed in effort with other board members for ordering, installation and assignment.
Ongoing	<ul style="list-style-type: none"> ● New Mailbox Distribution: New locking mailboxes will be distributed and assigned to residents.