

Meetings-Mark Calendars!

The Board meets on the first Thursday of every month at 5:30 at Key Properties. If you would like to attend, please email Lori ahead of time.

Save this Dates!

Summer Update- Saturday, July 8th, 2017,
1:00PM at the Clark Regional Wastewater
District. We plan to review the results of the 30-
year Reserve Study, that provides a baseline
vision and plan for the property.

Annual Meeting- Saturday, March 10th, 2018,
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opening. Consider joining the Board! ☺

Key Properties

7710 NE Greenwood Drive Ste. 150
Vancouver, WA 98686
360-695-1538

Communication Boards and Maps are Coming!

We have ordered permanent locking bulletin
boards that will display our newsletter as
well as any emergency notices or
announcements. There will be one on the
north and south ends of the properties near
the carports.

In addition to that we will be installing maps
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guests to use. Yay!

Need trim paint?

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Jeff & Patti Weitzel
807 S 105th Ave
Vancouver, WA 98664

Pebble Creek Review

April 2017

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including renters, to please email or call Key Property Services to
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Goals of the Board of Directors

Review our financials and budget regularly
Continue to build our reserve for future maintenance and repairs
Maintain communication through newsletters, monthly meetings, and
annual meeting
Update files (car and pet registration, emails, renters, etc.)
Revise the bylaws that our outdated
Enforce the bylaws and rules
Report issues to Key Property Services
Keep the property maintained
Seek out leadership for committees
Build alliances with our neighboring communities

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hoa@comcast.net

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cviolett@msn.com

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ckarlgrant@comcast.net
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- Do not leave furniture or appliances near the dumpster! If you have something to get rid of, you need to haul it to Goodwill or the dump! Please report dumpers! They will be fined!
- Make sure your dog is on a leash! Clean up after your pet!
- Only 2 cars per unit, are allowed to be parked on the property. If you have a garage, you are expected to park in it. That spot counts as your two-spot limit.
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Sheena Conteras
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Gail Bergeron
16606 NE 102nd Ave
Vancouver, WA 98604

Pebble Creek Review

April 2017

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671 32nd Street
Washougal, WA 98671

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5719 #B NE Hazel dell Ave
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1408 NE 72nd St Unit 2
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20172 Quinalt Drive
Oregon City, OR 97045

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360-695-1538
ejohnson@kpsinc.net

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St Albans, VT 5478

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Martin Garcia
1414 NE 72nd St Unit 4
Vancouver, WA 98665

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804 NW Sluman Rd
Vancouver, WA 98665

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Shaun Walling
3316 NE 132nd Ave
Vancouver, WA 98682

Pebble Creek Review

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34912 NE Gable Ave
La Center, WA 0

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cviolett@msn.com

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Chris Grant, 1410-4
ckarlgrant@comcast.net
360-601-1578

Key Property Services

Property Manager
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360-695-1538
ejohnson@kpsinc.net

After hours Emergency
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Roxanne Goulston
2801 SE Briarwood Dr
Vancouver, WA 98683

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18 Via Castilla Unit B
Laguna Woods, CA 92637

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5508 NE 73rd Ct.
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Vancouver, WA 98686
360-695-1538

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Vancouver, WA 98665

Pebble Creek Review

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8317 NE Lewis Dr.
Vancouver, WA 98662

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1705 NW 62nd St
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the carports.

In addition to that we will be installing maps
of the property for delivery drivers and
guests to use. Yay!

Need trim paint?

Those of you who replaced your
windows have requested some trim
paint. Need touch-up around the front
door? Please contact Key Properties for
the paint~!

Robie Garcia
7306 NE 16th Ave Unit 4
Vancouver, WA 98665

Pebble Creek Review

April 2017

Spring is here!

We have many new residents and I want to remind everyone,
including renters, to please email or call Key Property Services to
register your vehicles. Also, if you are a renter and your owner hasn't
sent you a copy of the rules, please request one from us! ☺

Goals of the Board of Directors

Review our financials and budget regularly
Continue to build our reserve for future maintenance and repairs
Maintain communication through newsletters, monthly meetings, and
annual meeting
Update files (car and pet registration, emails, renters, etc.)
Revise the bylaws that our outdated
Enforce the bylaws and rules
Report issues to Key Property Services
Keep the property maintained
Seek out leadership for committees
Build alliances with our neighboring communities

The Board of Directors meets every first Thursday of the month from
5:30-6:30PM at Key Properties. If you would like to attend a monthly
meeting, please notify Leo ahead of time. Sometimes an alternate
meeting place is used.

Board Meetings scheduled: April 6, May 4, June 1, July 6

Rules revision: 1 dog (35lb and under) and 1 cat, or 2 cats allowed.

Pebble Creek Board of Directors:

President
Lori G., 1500-3
hoa@comcast.net

Vice President
Charlie Violet, 1410-3
cviolett@msn.com

Secretary
Chris Grant, 1410-4
ckarlgrant@comcast.net
360-601-1578

Key Property Services

Property Manager
Eric Johnson
360-695-1538
ejohnson@kpsinc.net

After hours Emergency
Maintenance 360-816-2012

Need a copy of the rules?
Email Leo!!

Thank you Leo Yukhimets for your term as a Board Member!

New Board Members Elected!

At the March 11th Annual Meeting, two homeowners jumped into action to serve on the Board of Directors for the 2-year term. Those who attended the meeting, elected them.

Charlie Violet- “I have lived in Pebble Creek since 2009. I have a background in education and 22 years in the Army. My partner Theresa and I have two children, Hailey a sophomore at Evergreen State College and Scott, our son who lives in Arkansas with his family including our only grandchild, Dean.”

Chris Grant- “I moved in the summer of 2015.”

Welcome to the Board! They join Lori, our current President.

New to Pebble Creek?

Here’s a checklist that you may find helpful:

- Do you have a copy of the rules? Have you read them? ☺
- Do you have 1-2 vehicles parked on the property? Does Key Properties have the license plate information?
- Use 311 to report non-emergency neighborhood concerns. Use 911 for emergencies.
- Report anyone breaking rules. Please have their description, building/unit # if possible
- Report any issues to hoa@comcast.net and ejohnson@kpsinc.net.
- Introduce yourself to your neighbors.

Report any carport lights, street lamps, or walkway lights if they are out!

Have a foggy unsealed window?

The Board of Directors met and discussed that leaky, foggy windows are causing siding problems and that our owners will need to replace their windows soon! Key Properties sent to owners who have bad windows (foggy, unsealed) and will work out a timeline to get your window fixed. It doesn’t make sense for us to put up replacement siding next to a bad window since the window is going to rot the siding. You’re a homeowner, and you’re responsible to fix anything that is broken, including your windows.

Quick Reminders

- hoa@comcast.net reaches Lori, the Board President. Add this info to your phone/email!! You never know when you’ll need to send a message~!
- Keep the dumpster area clean! Garbage goes in the dumpster, and recyclables go in the labeled bins. Do not throw garbage in the cardboard bin! Plastic bags NEVER NEVER NEVER go in the recycle bins, they are garbage!
- Do not leave furniture or appliances near the dumpster! If you have something to get rid of, you need to haul it to Goodwill or the dump! Please report dumpers! They will be fined!
- Make sure your dog is on a leash! Clean up after your pet!
- Only 2 cars per unit, are allowed to be parked on the property. If you have a garage, you are expected to park in it. That spot counts as your two-spot limit.
- 10pm is the noise curfew. Please be respectful of your neighbors. Please report any noisy neighbors as soon as possible.

Thank you Larry Hikalea for designing the Annual Meeting flyers! ☺