



Annual Homeowners Meeting

Hart Community Center

November 9th, 2017

Agenda



- Call To Order
- ByLaw Update
- Road Loan & Maintenance
- Sprinkler System
- Traffic Control
- Mailboxes
- Common Areas
- Neighborhood Security
- Communications
- Property Modifications
- Board Of Director Election
- Financial Report
- Planned Projects for 2018
- Pebble Creek Court Drainage Status

Bylaw Update



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- Updated Bylaws Recorded and in effect as of October 2nd, 2017
 - Printed copies available for pickup at the meeting
 - Copies will be mailed to those not attendance
 - Searchable PDF version posted on the website

Road Maintenance



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- Minor cracks and hole repairs completed November 1st at no charge by A & N Asphalt
 - Snow removal contract in place for winter season with A&N Asphalt

Road Repaving Loan



- All loan security requirements are in place
- All payments are on time
- Forecast for final homeowner payment July, 2020

Sprinkler System & Fountains



Sprinklers

- Winter service completed by Wilcox Sprinkler
- Heads damaged during creek cleanup were repaired at no charge

Fountains

- LED lights installed on three fountains
- Motors replaced on two fountains
- Fountains removed for winter storage October 31st
- Winter service and storage at Water Landscapes

Traffic Control



- Sheriff patrols have continued
- Option to pay Oakland County for dedicated patrols available, but not exercised.
- Stop Sign replaced at gate exit with new PVC sign

Mailboxes



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- Major repair completed on Boulder Pass
 - Minor repairs completed on Creekwood Trail cul-de-sac
 - Homeowners responsible invoiced for damages

Common Area Maintenance



- Creek rehab completed
 - Netting added to collect leaves
- Mulch installed under trees and flower beds
- Storm damaged trees removed
- Pine trees trimmed
- Foot bridge re-stained
- Special fall fertilizer applied

Neighborhood Security



- Increased damages to common areas
- Multiple reports of unknown trespassers
- Report suspicious activity promptly to Oakland County Sheriff
 - Non Emergency - (248) 858-4951
 - Emergency - 911

Communications



- Website is the primary source of information
- Board meeting minutes posted

Board Of Directors Election



- Tim Heinrich – Ending fall 2018
- Pete Buczek – Ending fall 2017
- Tanya Carson – Appointed August 2017, ending fall 2017

Property Modifications



- Please remember to submit the property modification form
 - <https://www.pebblecreekmich.com/reference-info/downloads/>
 - Article XXII: Section 3,B “Plans and materials must be submitted to the Board for review, using the approved Association application form”

What should be submitted?

- Exterior paint color changes
- Roofing replacement
- Tree removal
- Landscaping modifications
- Driveway replacement

What does not need submitted?

- Driveway repairs or sealing
- Paint touchups (same color)
- Exterior lighting
- Interior remodeling
- Mulch

Financial Report



- Annual Summary will be posted on the website
- Fiscal year changed to run October 1st – September 30th
- Dues
 - One household delinquent and two are on a payment plan
 - 2018 Estimates – No Change
 - \$800 for regular dues
 - \$700 for road rehab loan for those who did not pre-pay
 - Payable in two equal payments by January 15th and July 15th

Financial Report



	Budget 2017	Actual 2017	From Reserve	Budget 2018		Budget 2017	Actual 2017	From Reserve	Budget 2018
Income					Lien Recording	75.00			75.00
Home Owner Dues	86,400.00	89,640.00		89,600.00	Lights	250.00			250.00
Interest Inc	100.00				Meetings	200.00	2,933.49		1,000.00
Other Inc					Misc	200.00	291.99		200.00
Returned Check Charges					Postage	100.00	633.21		200.00
Road Funding	45,600.00	43,785.00		45,500.00	Pumps	1,000.00			1,000.00
Total Income	132,100.00	133,425.00		135,100.00	Road Maintenance & Restoration	10,500.00	1,800.00		2,500.00
Accounts Rec (Cody legal)		4,248.75			Road Replacement	45,600.00	46,679.76		45,600.00
Net Income		137,673.75			Signs	250.00			300.00
Expense					Snow Removal	9,000.00	8,135.00		9,000.00
Audit				1,500.00	Social Function	100.00	13.50		
Bank Charge & Services	230.00			125.00	Taxes	140.00	6.00		140.00
Disposal	13,500.00	17,016.46		17,250.00	Water Chemicals	2,300.00	2,300.00		2,300.00
Electrical Work	1,000.00	356.83		750.00	Website	100.00	128.79		150.00
Engineering Consultant		3,600.00	3,600.00		Welcome	500.00	347.61		600.00
Electricity	6,000.00	5,020.64		5,250.00	Total Expense	114,895.00	146,920.20		114,290.00
Fountains	2,500.00	5,479.66	3,784.66	3,000.00	Reserve Savings	15,000.00	15,000.00		15,000.00
Gates	1,000.00	197.50		500.00		2,205.00	-24,246.45	25,984.66	5,810.00
Holiday Decor.	750.00	1,893.61		750.00	Bank Account (9/30)				
Improvements		250.00			Checking Balance		167,404.31		
Insurance	1,600.00	1,834.00		1,850.00	Money Market Balance		59,177.75		
Total Landscape and Lawn Care	16,000.00	20,114.65		18,000.00	TOTAL RESERVE		226,582.06		
Storm Damage Tree Removal		2,600.00	2,600.00						
Creek Rehab		16,000.00	16,000.00						
Lawyer Fees	2,000.00	9,287.50		2,000.00					

Financial Audit



- Mattina, Kent, & Gibbons, CPA firm contracted to complete the HOA financial audit.
- Findings
 - “Based upon our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in conformity with the cash basis of accounting.”

Planned Projects for 2018



- Holiday Decorations
- Common area tree replacement
- “Pebble Creek” entrance sign repair
- Flag Pole west of entrance in common area
- Drainage Repair

Pebble Creek Court Storm Drain



- The HOA is responsible to maintain, repair, and replace the storm water drainage system per the Master Deed, Article IV, Section 4,B,1.
- The HOA is working to avoid litigation through a negotiated easement agreement
- The Hubble Roth and Clark Engineering firm was contracted on behalf of Springfield Plains Township to assess the drainage concerns
- Nowak & Fraus Engineers were contracted by the HOA to provide a drainage assessment and recommendation as a result of Springfield Township concerns
- Initial feedback shows the storm drain pipe is correctly sized to handle the intend flow, but culverts on the south side of Pebble Creek Court are undersized.

Pebble Creek Court Storm Drain



- Area in blue contributes to the 24" storm drain
- Hard surface area shown in yellow
- Green surface area shown on map
- Calculated flow of water into storm drain does not exceed capacity
- Calculated flow of water exceeds the capacity of the driveway culverts along the south side of Pebble Creek Court



Pebble Creek Court Storm Drain



- Springfield Plains Township is requiring the HOA to provide a solution to address the flow issue.
- Nowak & Fraus Engineers have yet to provide an engineered solution



HRC Drainage Report.pdf



Declaration of Easement 28Jun17.pdf



Pebble Creek HOA Draft V1.0.pdf



Declaration of Easement 28Jun17.pdf

