

SummerPebble Ridge Subdivision Newsletter

Summer 2015

Hope this newsletter finds each of you doing well! As this goes out, the paving of our neighborhood is underway. We were supposed to be notified in advance and well, we were not! Sorry for the inconvenience and short notice but we are excited for the progress! Can't see wait to see and enjoy the finished product!

We have new neighbors! Gary and Georgia Brown at 6 Pebble Creek Court, Jim and Peggy Blazek at 200 Pebble Creek Way, Diana Strinsky at 105 Pebble Creek Way and Brad and Susan Wise at 8 Pine View Terrace. We welcome you each to the neighborhood and know we will enjoy getting to know each of you! If we have overlooked anyone please let me know: bryantsonja5204@yahoo.com.

In other news, we have a vacancy in the position of Landscape Chairman. Robbie Davis and his wife, Michele, have recently moved. We will miss them both and especially Robbie's enthusiasm for gardening and the Yard of the Month project! We desperately need a new chairman now. If interested, please call Sandra Bishop at 263-7001.

Speaking of Yard of the Month, congratulations to our first two recipients: Bonnie and Darrell Fuller and Linda and Dennis Elmore! We are enjoying this and hope that you are too! Can't wait to see the next winner! Keep up the good work!

Landscape update: In the spring we began planning for additional upgrades to the landscape, specifically the islands. Of course we knew we'd have to wait till the paving was completed to plant. In the meantime, we discussed irrigation and decorative lighting, just like the front long island on Pebble Creek Way. We obtained permission from the county engineer to add the electrical and irrigation infrastructure to the second long island on Pebble Creek Way and possibility the other 5 round islands before the paving began. The process: we were to get the bids, hire the contractors who would pull the permits from the county, which would report to the engineer, who would coordinate all our proposed work with the paving contractor. After many meetings with the required independent electrical and plumbing contractor/s, Duke Power, and Greenville Water, we finally learned that:

1. Our electrical infrastructure is inadequate. The power source (a street lamp) does not have enough voltage to support additional lighting to the island, situated just across the street. Attempting to pull electricity from the front long island in Pebble Creek Way to that second island (300 feet away) would be more costly, at least \$2000.00 and maybe more, depending on the condition of the wiring currently in place. The voltage may still be an issue.

2. As for irrigation, it was even more cost prohibitive: Greenville Water quoted \$2770.00 for each tap and meter, one required for each island: an expenditure of \$16,620.00, not including materials and labor!

We have decided to abandon the electrical and irrigation projects due to the high costs. We will instead do repairs to the existing lighting in the long front island, and locate/repair an apparent leak in the existing irrigation, also in that island. Additional landscape planting, decorative solar lighting and water sourcing to be determined after the paving is completed.

Covenant Review: A committee has recently been seated to review our current covenants and corresponding bylaws. These members are tasked with deciding what, if any, changes are needed to our covenants, write the proposed changes with the rationale and offer any and all for consideration at our annual meeting in November. As required by the covenants, advance notice of any proposed changes will be sent to all residents for review at least two weeks prior the annual meeting.

Compliance complaints: We have received numerous complaints about the conditions of some homeowners' unkempt front lawns with weeds, tall grass, dead landscape shrubbery, noxious weeds, and vermin. Also heard are complaints about poor home maintenance, such as garage doors that are unsightly with damaged panels and homes in need of paint and/or power cleaning. These are among the most common complaints of many of our residents as is parking in the cul-de-sacs, and frequent regular parking on the street. Homeowners are also responsible for replacing any street curbing damaged during any repair or replacement construction initiated by the homeowner.

Recent Vandalism: Asked local authorities to do a patrol through the community both day and night times...will do so for two weeks.

I have been working on the Facebook page, not as diligently as I could due to my brain being in vacation mode! Please "friend" me on Facebook (Sonja Gaschler Bryant) and we should have that up and going soon!

Our yard sale in May seemed to be a great success! I enjoyed talking to many of you as you toured the neighborhood as did I! Can't wait for the next one and possibly there will be even more participation!

Please let me know if you are getting this by mail, if you have an active email address that you wish for me to use. Once again mine is: bryantsonja5204@yahoo.com and I live at 25 Pebble Creek Way.

Hope this finds each of you well and if there is anything the board can do, please don't hesitate to ask!

Sonja and Sandra

Other Updates:

- We would like to have a community yard sale on May 30, 2015. The more that participate the better it will be! We will be putting an ad on craigslist and on Facebook as well as the newspaper. We will also have signs around to advertise! Please see a board member if you have any questions.
- We are still on track to be paved but it will not be happening for the next 3 weeks at least. We will keep you updated on the exact timing as soon as anyone can tell us.
- Our website has been updated and includes all the latest minutes of the board meetings as well as all of our contact information. We are looking to create a Facebook page as well. Please "friend" me on fb so that we can get that moving in the right direction: Sonja Gaschler Bryant.
- We are in the process of forming a covenant review committee. Several community members are involved in the process and will be meeting very soon!
- Please take time to review the covenants and be sure to be aware of them if you are doing updates around your home as well as with parking on the streets and cul-de-sacs.

Featured Neighbor:

- Mitchell and Carrie Polin live at 16 Pine View Terrace. She is currently serving as our Vice-President and she works at BMW. They have a beautiful 2 year old daughter and 3 fun dogs! They have lived here for 1 $\frac{1}{2}$ years and are both Clemson grads! Go Tigers!

Until next time! Sonja