

2021 Villages of Pebble Brook Amenities Report

Your Amenities Board: Tamisa Lush, Tim Stone, Russ Lush

Pool Facility Manager: Tim Davis, CPO

Thank you again to our awesome pool patrons! This season brought more families out to enjoy the pool, courts, and playgrounds. While using the facilities, our residents continued to respect the safety, sanitary, and social distancing suggestions each were comfortable with. The support of the limited pool pass funds and the HOA allowed several needed projects to be accomplished- the resealing and painting of the parking lot, the new restroom floors, and the replacement of the large pool heater were among the big ones. By taking on several of the tasks (edging the parking lot, painting the parking lines, assisting the heater replacement, replacing the wading pool & filter one pumps, replacing the restroom floor boards, and installing 4 new toilets), the board again was able to save homeowners' money on these projects. The collaboration of the Board, Tim Davis, and Jay Ettl continues to keep the operation costs of an older facility manageable for all. We are grateful and appreciative of the residents we serve. The Board looks forward to the 2022 season, stay safe!

Who maintains the pool?

- **T-Time (Tim Davis)**, Tim is a unique combination of landscaping experience (13 years) and a CPO License (Certified Pool Operator), this background allows the Amenities to “bundle” and save money by hiring one company to handle the grounds and the upkeep of the pool from season start to finish, the 2021 season will mark our 13th year of partnership with T-Time
- Jay Ettl, Jay retired from teaching and moved to our area, he has operated the Dolphin Club in Anderson & Nassau Swim Club in Yorktown (both Olympic-sized facilities), this season Jay has volunteered his expertise & time to assist with any mechanical maintenance and repairs saving the Amenities money & time
- Russ & Tamisa Lush (serving the Villages for 16 years), Russ continues to troubleshoot the items at the pool within his “wheelhouse” again saving the homeowners money, Tamisa does her part in helping with playground maintenance, area planters/beds, neighborhood events, pool patron service ☺ and Sunday pool cleaning & chemical checks, either can be found at the pool each evening at 9 pm for the nightly check and closing!
- Beginning the 2022 season, any tasks outside of the board member responsibilities, will be compensated a \$20 per hour fee. Items such as facility maintenance, repairs, replacements fall under this compensation. Any services will be logged and reported for compensation. This action has been included in the 2022 Budget. Knowing that the facility is getting older and will always need attention to maintain its quality, the Board feels this is necessary and fair to those who have volunteered their time and talents and compensates those actions in the future.

Pebble Brook Pool History

- The pool was constructed during the initial building phase of the Villages of Pebble Brook 1992
- The Amenities Board was formed and took ownership of the facilities in 1997, it is a volunteer-based board, much like the Boulevard & HOA
- Villages of PB Amenities, as of 2012, offered limited pool passes (20, based on Bather Load State Codes) to the Condominiums, Emerald Village, Pebble Brook North, and Pinehurst (no longer available as of 2017) which has generated additional funds to complete large repairs, maintenance and replacement costs without additional cost to the homeowners
- Per the original development design, the Amenities serves the Villages of Pebble Brook and Augusta Village, we pay into the maintenance of the Pebble Brook Boulevard, we serve as a separate entity maintaining our own insurance (liability, Board of Directors), fiscal budget and responsibilities as written in the Amenities By Laws and Covenants (established 1997)

2021 Season . . .Where have we been?

- Parking lot resealing, Mays Sealing, Amenities \$1710
- Repair to the tennis gate entrance, Brown's Handyman, Amenities \$269
- Replacement of restroom floorboards, Russ, Amenities \$350
- Replacement of 4 toilets, Russ, Amenities \$480
- Redo restroom floors, Garage Flooring, Amenities \$3120
- Installation of wading pool & filter 1 pumps, Russ, Amenities \$500
- Replacement of large pool heater, HOA \$4500

2022 Season ... Where are we going?

- Repair the broken playground fence
- Repair the tennis court fence guide wire
- Add Pickle Ball lines to tennis court

Financials

- 2022 Proposed Budget
- *Again, the Amenities has provided excellent service and facilities to the people that we serve. This DOES NOT happen without the support our residents, our partnership with the Villages of Pebble Brook HOA, and our additional guests that purchase the yearly passes. This is a labor of love and pride in our community. The Board appreciates the opportunity and welcomes our residents' thoughts and input always!*