

As current president of PCVHOA I would like to keep you informed. This statement is to help you with a better understanding of our current legal situation:

There's been an ongoing lawsuit between the two HOAs of Pebble Creek stemming from disputes over money that was owed to one another for shared property costs. This led to a dispute over who actually owns each of the three entrances. Ownership of the parcels is an important issue because it determines who must maintain the parcels, which Association should take care of them, and who should be paying the costs associated with maintenance of them.

Another important issue has to do with the revenues that are received from the surrounding businesses. The commercial parcels are required to pay an annual assessment that goes toward payment of the expenses associated with the entryways to Pebble Creek. Currently our HOA, Pebble Creek Village (PCV), continues to be involved in a dispute with Pebble Creek of Hillsborough (PCH) over which Association has the right to collect the assessments from the commercial entities to help pay the entryway related expenses.

In the past, PCH stopped paying for the maintenance of the entrances at the Regents Park south entrance and the Pebble Creek Drive entrance to Pebble Creek. PCV had to start paying for ALL expenses associated with maintenance of these two entrances. That is why it is very important to determine who owns them. The court has already ruled that PCV owns the entrance at Regents Park south and the one at Pebble Creek Drive. This allows PCV to control the appearance of these two entrances and allows PCV to prevent sale to potential developers. It will also assist in controlling the amount of traffic that will be allowed to utilize the two entrances.

The first part of the lawsuit has been resolved by the court. The court awarded the north entrance to PCH and, as indicated above, the two entrances at Pebble Creek Drive and Regents Park south have been awarded to PCV.

The lawsuit continues for the purpose of determining the financial aspects of monies owed to one another, and the rights to the revenues from the surrounding businesses.

Although the lawsuit between the two HOA is unfortunate, I still believe that we are one neighborhood. I will continue to work to bring us, as the residents, together. Going forward, we will still have our separate HOAs but it is my hope that this will be over soon and we could begin to rebuild our relationship.

Leslie Green
PCVHOA