



May 2023 Issue

The Pinebrook Voice

Published monthly by the Pinebrook Homeowners' Association

Pinebrook Office Status

The Pinebrook office is still closed due to Covid-19. If you need to come into the office for any reason, please call 360-892-2028 and make an appointment.

Maintenance

Ozzie Ohswaldt - 9:00am - 2:00pm Monday - Thursday
Rocky Lovelady - 9:00 am - 2:00 pm Monday - Thursday

Office Assistant

Colleen Hoss - 9:00am - 1:00pm - Monday, Tuesday & Friday

Future HOA Meetings

Regular Board Meeting for May is Tuesday, May 23, 2023 at 6:30 pm

All meetings will be in person and per the Washington state guidelines a mask is optional for all individuals and available at the door. Thank you for your cooperation.



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Notes:

-Monthly homeowner dues for 2023 are \$223.93. Payment is due the first of each month and delinquent if received after the 15th of the month. A \$35.00 late fee will be assessed for monthly dues payments not received in full by the 15th of each month.



President's Corner

By John Lovejoy - President, Board of Directors

Hello Fellow Pinebrook Owners and Residents,

The first thing I want to share with you came up so fast that I did not have time to alert my fellow board members or our community.

Utility Boxes: We have a homeowner who has been working with Clark Public Utilities (PUD) regarding the decrepit state of numerous utility boxes placed in Pinebrook yards. PUD personnel started repainting the boxes on Friday, April 28. It should take about a month to do all of them. Please be aware that Clark Public Utilities has a ten (10) foot easement from the street to the box, and a three (3) foot easement on either side of the box. These areas need to be clear so access to the boxes is unobstructed. Any greenery, vines or branches lying on the box will have to be removed by the homeowner or the box will not be repainted. We work to keep Pinebrook residential areas as attractive as possible and these unsightly boxes are an eyesore. Your cooperation in assisting with this utility box renovation is most appreciated. If you have any questions, please contact the office 360 892 2028 or pinebrookh@gmail.com.

Late Fee: This past month we reinstated the late fee if the HOA dues payment is not in Pinebrook's office by the 15th of the month. I have placed an emphasis on getting those payments in on time over the past few months to give owners every opportunity to avoid this fee. So, if you get a statement with a late fee included, please pay the fee with your next payment. A full payment of \$223.93 or more MUST be in Pinebrook's office by the 15th of each month. If you have any questions, please contact Colleen at 360 892 2028.

Request for Information: As President, I get lots of emails and letters asking for lots of information. I'm not trying to make excuses, but I have been overwhelmed with too many requests and, unfortunately, often have not been able to provide a timely response. Pinebrook has a form for residents to complete located on our website at pinebrookvancouver.com. By utilizing the form, your request will be tracked and forwarded to appropriate personnel for action. This is the way to get a response to your request. You can also bring concerns and questions to board meetings. Going forward we ask that you complete the Information Request Form (one issue per form please). I am a non-paid volunteer and my time is limited. However as I can, I will provide copies of the form to those requests currently in my in-box. Pinebrook can and should respond to your concerns and requests. I, on the other hand, may not be able to personally respond in a timely manner. So, if you need assistance or have a question, please utilize the form.

Enjoy the warmer weather, and pray for less vandalism, theft and windstorms bringing down more branches in the months to come!

Maintenance Supervisor Report

By Blaine (Ozzie) Ohswaldt

GROUNDSKEEPING—The groundskeepers are removing debris, mowing, hard and soft edging, installing fertilizer, broadleaf spraying and trimming bushes when directed. They have completed an audit of the sprinkler system, identifying issues to be addressed.

TREE WORK — The storm clean-up is completed after dead and dangerous broken branches were removed from 47 trees.

ROOFING— One home had a new roof installed; two homes are in the process of being reroofed. One home had maintenance repair completed.

PAINTING — Painting on one home was completed and two more will be completed shortly.

RV LOT — At this time, there are 3 non-electrical and 10 electrical spaces available.

PONDS & STREAMS— The aerator in the East pond was removed for motor repair and one aerator in the West pond was removed because of a broken part. I am searching for a replacement part.

MOSS TREATMENT— The first moss treatment on the roofs has started.

COMMON AREA— Trimming of bushes, clean-up and removal of debris is in progress.



Never Fear, Ozzie's Here

Maintenance Supervisor Corner

Summer is fast approaching and your children will be out of school. Would you please remind them **NOT TO PLAY IN THE CREEKS, PONDS AND TREES.** It isn't safe and if any damage occurs you would be responsible for damages and a healthy fine.

FREE.....FREE.....FREE

If anyone would like free chips, they are available in the clubhouse parking lot. You will have to haul them yourself.

if you are interested in free firewood, let me know. You will have to split and haul it yourself.

Maintenance Apprentice:
Rocky Lovelady

ACC Committee Report *By Sharon Marble, Chair*

There were three new requests which were approved—replacement of siding with Hardee Fiber Cement on entire house, removal of arborvitae hedge and replace with privacy panel, relocation of two bushes from pots to planting bed.

There was one completion of a deck and screening.

Our next meeting is Tuesday, May 16 at 7:00 pm

FIRCREST NEIGHBORHOOD ASSOCIATION is having their annual Clean-Up on Saturday May 6, 8:am—2 pm at the Evergreen School District headquarters at 13413 NE LeRoy Haagen Memorial Drive (across from Winco). Clean-up includes: bulky trash, scape metal, yard debris, and paint, primers, stains, sealers, shellac, varnish with limitations (no aerosol spray cans or solvents). Paint must be in the original container (no larger than 5 gallons in size), must have original manufacturer’s printed label on container, covered with secure lid and no leaking cans. Items they will not accept: kitchen garbage, business garbage, concrete, household hazardous waste, liquids, painted or treated wood, rocks, large clumps of sod or dirt, extra-large stumps, or items too heavy to lift.

PINEBROOK’S ANNUAL GARAGE SALE



Start clearing out your garage for our annual Pinebrook Neighborhood Garage Sale, 9:00 am—5:00 pm on July 14 and 15, 2023

Please hold your garage sale on this weekend. This allows Pinebrook to create an event worth attending and benefits everyone.

There is a \$5.00 fee that gets your sale on the garage sale map , contributes to The Columbian internet and newspaper ads, helps pay for the signs and benefits the clubhouse.

For additional information and/or questions contact Ann Selck 360 896 8987 or selck8987@gmail.com

Rules Committee, *By Mary Allred, Temporary Chair*

April was another good month for the Rules Committee because we had so few violations! We have become aware that several of our residents are unclear how violations and/or fines are issued.

There are three levels of violations in the Rules document (posted on our website)

1. **Article IV, Section 1, paragraph 3 in italics:** If the owner corrects the violation and the same violation occurs again within three months of the first notice, the violation will not be considered remedied, and a second notice (fine) will be issued. If, after a three-month time period, the same violation occurs, the violation will be considered a 1st offense. This section almost always involves garbage and/or recycle containers left out.
2. **Section 2.** Major Violations—This section deals with harming, harassing and/or killing wildlife in the common area as well as willful damage to trees. These violations carry a very heavy fine.
3. **Section 3.** Dereliction of Lots and Homes - Deals with consequences of not keeping such items as your garage door and driveway in good condition.

The Rules must reflect our governing documents and need to be reasonable and enforceable. The Board of Directors encourages feedback from owners regarding the content and interpretation of the Rules.

Seeking Committee Members to Update the Pinebrook Rules

The Pinebrook Board of Directors has requested that a committee of members work together to update the current Rules. Beth Barber has agreed to chair the committee and is looking for interested volunteers.

This is a great opportunity to become involved with the workings of your community. If you are interested in working on the committee, please email Pinebrookh@gmail.com.

CLUBHOUSE NOW OPEN FOR RENT

Great News for Pinebrook Residents. The clubhouse is now available for rent!! We have a kitchen with availability for up to 57 people seated with tables and chairs. Perfect for birthday parties, family gatherings, wedding parties, gatherings of any kind. Sorry no alcohol allowed.

Rental Fee is \$75.00 for the clubhouse facility plus \$150.00 refundable cleaning deposit.

We will have the facility cleaned after every rental with COVID approved products.

For more information, please contact Yvonne Mancini 360 450 7849 or email pinebrookh@gmail.com



Pinebrook HOA Contact Information

Office: 617 NE 127th Ave., Vancouver, WA 98684

Website: www.pinebrookvancouver.com

Clubhouse Hours:	Closed until further notice
Clubhouse/Office Phone:	360-892-2028
Office Email:	pinebrookh@gmail.com

Maintenance Supervisors Email:	pinebrook.maint.supervisor@gmail.com
Maintenance Supervisors Cell #:	360-726-9535

Clubhouse Rental Contact Email:	pinebrookh@gmail.com
PHA ACC Committee	sharonmarble@comcast.net
PHA Rules Committee	PinebrookRules@gmail.com

PHA Board Members

John Lovejoy	President
Garrett Wolverton	Vice President
Tim Olsen	Secretary
Stephen Nash	Treasurer
Ann Selck	Director
Karen Maxwell	Director
Beth Barber	Director

NOTE:

You may leave a phone message at 360-892-2028 or place a message in the slot at the clubhouse garage for any board member.

City Contact Numbers

Traffic Complaint Hotline:	360-487-7402
Parking Complaint Hotline:	311

May 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<p>The clubhouse is open for rentals. See page 4</p>	1	2	3	4	5	6
7	8	9	10	<p>11 <i>Mexican Train</i> 12:30 pm Clubhouse</p>	12	13
<p>14 </p>	15	<p>16 <i>ACC Committee</i> 7:00 pm Clubhouse</p>	17	<p>18 <i>Mexican Train</i> 12:30 pm Clubhouse</p>	19	20
21	22	<p>23 <i>Board Meeting</i> 6:30 pm Clubhouse</p>	24	<p>25 <i>Mexican Train</i> 12:30 pm Clubhouse</p>	26	27
28	<p>29 </p>	30	31			



Do you have a business you would like us to advertise?

Call the Pinebrook office and ask about placing an ad in our newsletter next month!



Are you ready to sell your home in Pinebrook? Let me help you! I lived in the adjoining neighborhood for 26 years and was born and raised in Vancouver. I know the market and will help you sell your home for top dollar in the shortest amount of time possible. Keller Williams has outstanding marketing and over 250 agents locally to help me sell your home! Call me, text me, or email me any time. I'd love to chat with you!



Nancy Smith,
Agent/Broker
360-921-7513
Nancy.smith@kw.com



Crown Electric

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DID YOU KNOW...

Your neighborhood is full of Federal Pacific Electrical panels which are considered to be a fire hazard? If you search this brand of panel, you can read for yourself and make an informed decision. When you go to sell your home, this panel will be in the inspection report to be changed.

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Licensed, Bonded & Insured — **360.896.4122**

crownelectric240@yahoo.com

Lic. # Crown249JK

Pinebrook Homeowners' Association

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