



June 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 - 9:00 am - 2:00pm Monday - Thursday

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

Office Assistant

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

Future HOA Meetings

Regular Board Meeting for June is Tuesday, June 27, 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:

-The Annual Pinebrook Garage Sale is in July. See Page 4

- The Clubhouse is now available for rent by Pinebrook owners and residents. See page 4



President's Corner

By John M. Lovejoy - President, Board of Directors

Greetings fellow owners and residents,

Summer is just around the corner and with it will be the sprinkling of lawns and warmer weather. Our sprinkler system is old and antiquated, and has failed us a few times the past few years. Our current process is to fix the problems as they occur. Please report any problems to the office if you believe your sprinklers are not working correctly. Should we have a break in one of the pipes, we need to find the break before we can fix it. Any breaks increase the likelihood of lawns turning yellow. Please be patient if this occurs. I know several residents were very unhappy last year when their lawns turned yellow.

On another note, I previously discussed the process to request information. It must be in writing and on an approved Pinebrook form which can be obtained off of Pinebrook's website, pinebrookvancouver.com, or from the office. Pinebrook also has a Resident Resolution form to address particular areas of concern and what actions you believe Pinebrook can take to address those concerns.

I have received some of the forms, but quite frankly, some of them were filled out in a very complex or extensive manner which will require consultation with our attorneys before Pinebrook can answer those particular requests. If your intent is to bog us down in paperwork, you're doing a good job thus far. Unfortunately that takes valuable time away from being able to work on more important matters concerning most Pinebrook residents. So if you fill out the forms, please keep them short and precise, with only one item per form.

Enjoy your summer!

Maintenance Supervisor Report

By Blaine (Ozzie) Ohswaldt

GROUNDSKEEPING—The groundskeepers are removing debris, mowing, hard and soft edging, and trimming bushes when directed. The irrigation system is up and running.

TREE WORK — The piles of debris by the clubhouse have been removed. A new list of tree work is in progress.

ROOFING— Two homes had new roofs installed.

PAINTING — Painting on two homes was completed and two more will be completed soon.

GUTTERS — Three homes had gutter repairs completed.

RV LOT — At this time, there are 4 non-electrical and 9 electrical spaces available.

ROOF & GUTTER CLEANING — The second roof and gutter cleaning is scheduled to start in June.

COMMON AREA— Trimming of bushes, clean-up and removal of debris is in progress. Four pathway light poles were replaced and two post lights were repaired. Bushes were trimmed and chips were installed around the clubhouse.



Never Fear, Ozzie's Here

Maintenance Supervisor Corner

Our groundskeepers cannot mow if there are obstructions in lawn areas. Please ensure that all toys, pools, slides and any other structures are removed from lawn areas during the workweek. They do not usually mow on weekends.

In June, school will be out for the summer. Please remind children

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*

The ACC did not meet in May. At the time, we did not have any requests or completions. Since then, we have approved a ductless air conditioner. Paint colors are approved as they are received. We continue to deal with requests via e-mail when they are received.

Our next meeting is June 13 at 7:00 pm. This is one week earlier than our normal scheduled meeting date.

PINEBROOK'S ANNUAL GARAGE SALE



JULY 14 & 15

9 am—5 pm

July is Pinebrook's annual neighborhood garage sale.

If you are participating, please contribute \$5.00 (separate check or cash to the office) by July 11. Be sure to include your lot number if you put cash in the mail slot by the garage.

If you forget or decide at the last minute, someone will be around to collect. This money goes toward the cost of the newspaper ad (on the internet and in the paper) and signs.

Signs will be put only on the cul-de-sacs of the paid participants.

A map will also be included in the Craig's List ad.

Contact Ann at 360 896 8987 for more information or questions.

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

Rules Committee, *By Mary Allred, Temporary Chair*

This has been the roughest month to-date for the number of Rules Violations issued to homeowners. A record number of thirty seven. The biggest number of violations was for weeds, weeds and more weeds.

If you have been reading The VOICE, you knew that the weed violations were coming. This weed business is most frustrating for the largest number of our residents. It also makes an incredible amount of work for the Rules volunteers.

WHAT CAN WE DO ABOUT IT? The Board of Directors is moving towards amending our governing documents. If you want to include weeding of resident shrub beds as part of the groundskeeping contract, make it known—get involved and encourage the Board to start that process.

The Rules VOICE articles alerted residents that the first of two annual back yard checks was made. Delightfully, there was only one violation. Good job residents.
Thank You.

Pinebrook Rules Update — Committee

Last call for residents interested in participating on the Update of the Pinebrook Rules. To join the committee, please email the Pinebrook office at pinebrookh@gmail.com or call and leave a message at 360 892 2028 no later than June 30 2023.

Beth Barber is committee chair.

This is a great opportunity to become involved with the workings of your community.



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

June 2023

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



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



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crownelectric240@yahoo.com

Lic. # Crown2491K

Pinebrook Homeowners' Association

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website: www.pinebrookvancouver.com

