



## July 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

Board Special Meeting on updating the CC&R's Tuesday, July 11, 2023 at 6:30 in the Clubhouse. Follow-up meeting if needed, Monday, July 17, 2023.

Regular Board Meeting for June is Tuesday, July 25, 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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### **PINEBROOK ANNUAL GARAGE SALE**

**July 14 and 15**

**See Page 4 for  
information**



## President's Corner

*By John M. Lovejoy - President, Board of Directors*

Hello fellow owners and residents,

Summer is in full swing to include a couple of hot days. If the sprinkler system on your property is not working properly, please let our maintenance supervisor, Ozzie, know. We will try to keep Pinebrook's lawns green this summer.

Many of you may have celebrated the 4th of July this year. Pinebrook put out a few "no fireworks signs" before the celebration, but I received a report that most of them were taken down before the fireworks started. If you have the signs or have seen any of the signs, please return them to the Pinebrook clubhouse. You may place them up against the wall in the flower bed on the left side of the garage door just to the left of the Dropbox.

Pinebrook recently had volunteers deliver garage sale flyers to every home in Pinebrook and noticed that some of the driveways and sidewalks had a lot of moss on them and potentially represent a safety threat, especially when the moss gets wet. No one wants to get sued if someone slips on your moss and has a bad fall. Pinebrook's Vice President, Garrett Wolverton, has been keeping the moss off of his sidewalk and driveway for years and will offer an inexpensive way of getting rid of the moss in next month's newsletter. You don't necessarily have to pay for someone to pressure wash. Garrett offers a solution that does not require use of a pressure washer. Check back next month for the details on how he does it. He will have the article in its own section.

In regards to Pinebrook documents, the last time our CC&Rs were updated was April 29, 2000. It is time to update them again. The board will have several meetings over the next few months to update sections of the CC&Rs. All meetings are open to Pinebrook residents and owners. Please check this newsletter for the dates in the current month. However, the plan is to have at least one meeting on the CC&Rs on the second Tuesday of each month at the clubhouse beginning at 6:30 pm. Also a committee will be looking into updating the Rules. I anticipate both updates will take a few months to implement.

Finally, I encourage everyone to check out Pinebrook's website at [pinebrookvancouver.com](http://pinebrookvancouver.com). If you have any problems accessing the website or discover any of the links not working, please let the office know so we can further investigate or fix any inconsistencies with the website.

Enjoy the rest of your summer!

# Maintenance Supervisor Report

By Blaine (Ozzie) Ohswaldt

**GROUNDSKEEPING**—The groundskeepers are removing debris, mowing and trimming bushes when directed. Soft edging is completed. The irrigation system was down for a few days and is up and running again.

**TREE WORK** — A new list of tree work is in progress

**PAINTING** — Painting on two homes was completed and one more is being prepped this month.

**RV LOT** — At this time, there are 3 non-electrical and 9 electrical spaces available.

**ROOF & GUTTER CLEANING** — The second roof and gutter cleaning is completed.

**COMMON AREA**— A new mailbox was installed by the clubhouse and cleanup of debris is in progress.

**PONDS AND STREAMS** — A new aerator was installed in the East pond, alga is under control and weed control is in progress.

## PROPERTY SECURITY

**We have had reports from homeowners about thefts from their property and also individuals attempting to access houses. PLEASE be aware and report to the police instances of vandalism or other illegal activities. They do not know and cannot assist if we don't report trouble.**



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.**

School is 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*

Approvals at three different lots included the planting of a white dogwood as a replacement for a dead tree that had been removed, driveway and walkway repairs and additional pavers, and removal of two overgrown shrubs that are becoming trees.

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 July 18 at 7:00 p.m.**

### DRIVEWAYS WITH MOSS

Please read the HOMEOWNERS ASSOCIATION RULES, Article IV, Section 3—Deterioration of Lots and Homes. Moss on driveways falls into this category.

Please pressure clean your driveway.

## 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.

## **Rules Committee, *By Mary Allred, Temporary Chair***

### **Weeds, weeds and more weeds!**

We do not want to issue fines - we wish to see compliance with the Rules! Anyone who has asked for more time to comply has been given more time.

Rules committee members have asked homeowners to appeal to the Board of Directors to change the governing documents to include weeding of shrub beds with the Landscaping contract. To date, no homeowners have come forward.

With the exception of the weed issue, Pinebrook is looking good! There are so many lovey yards in the Pinebrook neighborhood.

Thank you residents.

### **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](mailto:pinebrookh@gmail.com) or call and leave a message at 360 892 2028 **no later than July 15 2023**. Beth Barber is committee chair.

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

### **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. Please provide two checks.

You are expected to clean the facility with COVID approved products provided by the HOA.



## Pinebrook HOA Contact Information

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

**Website:** [www.pinebrookvancouver.com](http://www.pinebrookvancouver.com)

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

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

<b>Clubhouse Rental Contact Email:</b>	pinebrookh@gmail.com
<b>PHA ACC Committee</b>	sharonmarble@comcast.net
<b>PHA Rules Committee</b>	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

# July 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	<p><i>4 Independence Day</i></p> 	5	6	7	8
9	10	<p><i>11 Special Board Meeting-Update CC&amp;R's 6:30 pm</i></p>	12	<p><i>13 Mexican Train</i></p>	<p><i>14 PINEBROOK GARAGE SALE 9:00 am to 5:00 pm</i></p>	<p><i>15 PINEBROOK GARAGE SALE 9:00 am to 5:00 pm</i></p>
16	17	<p><i>18 ACC Meeting 7:00 pm</i></p>	19	<p><i>20 Mexican Train</i></p>	21	22
23	24	<p><i>25 Board Meeting 6:30 pm</i></p>	26	<p><i>27 Mexican Train</i></p>	28	29
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

**kw** PREMIER PARTNERS  
KELLERWILLIAMS.

## Crown Electric

*Always Exceeding Your Expectations!*

### 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.

**CALL NOW** for your **SPECIAL PRICING** to get your panel changed.

*Mention this ad when calling!*

Call Today For a **FREE Quote**

Licensed, Bonded & Insured — **360.896.4122**

[crownelectric240@yahoo.com](mailto:crownelectric240@yahoo.com)

Lic. # Crown2491K

### Pinebrook Homeowners' Association

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Vancouver, WA 98684

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website: [www.pinebrookvancouver.com](http://www.pinebrookvancouver.com)

