



## August 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 Meeting for August is Tuesday, August 22, 2023 at 6:30 pm in the Clubhouse

*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'S ANNUAL GARAGE WAS A SUCCESS with 25 homes participating - the most ever!**

**Thanks to Tim Olsen and Garrett Wolverton for helping with the signs and to Samantha Will for doing the publicity.**



## President's Corner

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

Hello fellow owners and residents,

This month's comments will be light.

Recently the pinebrookvancouver.com website stopped working. We don't have the expertise in-house to fix the problem, but we are seeking help to get it fixed.

Last month's board meeting was cancelled due to the light list of topics to discuss. The next meeting is currently scheduled for August 22, 2023.

All residents with pets are reminded to ensure that any pet feces is picked up, especially before the groundskeeping crew mows their lawns.

An article on an inexpensive way of keeping moss off driveways and sidewalks will be in next month's newsletter. In the meantime, please remember:

### **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.

Enjoy the rest of you summer.

# Maintenance Supervisor Report

By Blaine (Ozzie) Ohswaldt

**GROUNDSKEEPING**—The groundskeepers are removing debris, mowing, hard edging, fertilizing, trimming bushes when directed. 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 five homes was completed and one more is being prepped.

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

**ROOF & GUTTER CLEANING** — The third roof and gutter cleaning is scheduled for October.

**COMMON AREA**— Cleanup of debris is in progress.

**PONDS AND STREAMS** — A blue dye was installed in the ponds to help control the algae growth

## 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.

## **ACC Committee Report By Sharon Marble, Chair**

Two requests were approved. They included an AC unit and landscaping which included two trees and other plantings.

There were three completions of ACC requests which included driveway replacement, garbage can/recycle bin enclosure and planting of a dogwood tree.

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 August 15 at 7:00 p.m.**

## **Pinebrook Rules Update — Committee**

Rules govern the day-to-day operations of the Pinebrook HOA. Be a part of reviewing and updating the Rules by contacting the Pinebrook office at pinebrookh@gmail.com or call 360 892 2028. Updating will begin soon. This is a great opportunity to become involved with the workings of your community.

## **CLUBHOUSE NOW OPEN TO 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.



## 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

# August 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10 <i>Mexican Train 12:30 pm</i>	11	12
13	14	15	16	17 <i>Mexican Train 12:30 pm</i>	18	19
20	21	22 <i>Board Meeting 6:30 pm</i>	23	24 <i>Mexican Train 12:30 pm</i>	25	26
27	28	29	30	31 <i>Mexican Train 12:30 pm</i>		





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

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