



September 2023

The Pinebrook Voice

Published monthly by the Pinebrook Homeowners' Association

Pinebrook Office Status

The Pinebrook office is still closed. 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

Office Assistant

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

Future HOA Meetings

Regular Meeting for September is Tuesday, September 26, 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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Looking for a spot to hold a Holiday Gathering?

The clubhouse is available for rent to Pinebrook Residents. See page 4.



President's Corner

By John M. Lovejoy - President, Board of Directors

Greetings fellow residents and owners.

The summer months are behind us as we start experiencing the fall weather. Hopefully the 90 plus degree days are over, and all lawns will return to being fully green. The wet weather returning will encourage more moss on everyone's sidewalks and driveways. Your Pinebrook Vice President, Garrett Wolverton, has included an article letting everyone know his own cost-effective way of dealing with moss on his property. Please read on page 4 what he has written about it.

The Pinebrook website went down during the past month, and the current board does not have the expertise to fix the problems that brought it down. We are still working to get it back up. A copy of The Voice can be obtained by getting one at the box to the left of the front garage door of the clubhouse or by asking Colleen at pinebrookh@gmail.com to send you a copy by email.

The increased algae in our ponds was also discussed at the last Board meeting. Residents have participated in the past with several projects to keep Pinebrook looking good. If you would like to volunteer to help remove some of the algae or help in other ways, your assistance would be appreciated. Just contact Ozzie for more information on how you can help.

During each board meeting, we provide the opportunity for concerns to be expressed, but we cannot allow any one person to dominate or disrupt the meeting so in the future a time limit will be imposed. The chair, usually the President, controls the meeting, and when someone is asked to sit down, that person will sit down or be asked to leave. Our board consists of volunteers who serve the Pinebrook community for the general good of all residents. As President, I try to keep our proceedings civil and relevant, without any one topic taking up too much time. Most people, especially me, don't like long meetings, and I am determined to keep the meetings short and to the point. After all, I do want people to come back and not waste anyone's time.

That concludes my comments for this month. As always, stay safe!

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 — The list of tree work is completed and a new list is in progress.

PAINTING — Painting on eleven homes was completed and three more are scheduled for this year.

ROOFING — Roofing replacement on five homes was completed and one more is scheduled for the year.

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

COMMON AREA—Cleanup of debris is in progress

PONDS AND STREAMS — Blue dye was installed in the ponds to help control the algae growth. Algae and debris are being removed from the West Pond.

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

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

I am without an assistant for a period of time. If anyone is available to volunteer to assist with pulling algae out of the ponds or other small tasks around the community, please see me.

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.

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 a heat pump replacement and paver path between two houses.

There was one completion, which was installation of shutters.

ACC continues to deal with requests via e-mail when they are received.

Our next meeting is September 19 at 7:00 p.m.

CLUBHOUSE AVAILABLE TO RENT

Holidays are coming

Are you looking for a place to hold a holiday gathering?

Great News for Pinebrook Residents

The clubhouse is available for rent!! We have a capacity of from 57 – 173 people depending on the type of event. It's perfect for birthday parties, family gatherings, wedding receptions, group meetings.

Sorry no alcohol allowed.

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

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

MOSS REMOVAL HOME REMEDY

1. Use a flat bottomed shovel to remove the excess moss from drive and walk ways. Place the moss on a tarp near the street for pick up by the landscapers.
2. In a one-quart spray bottle, put 1/2 cup bleach and fill with water. Shake to mix it up and spray the moss residue. The bleach will kill it.

Thanks to Garrett Wolverson, HOA Board Vice President for the idea.



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

Code Enforcement Hotline: 360-487-7810

East Vancouver Police Precinct:

360-487-7500

Animal Control: 360-397-2488

September 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3		5	6	7	8	9
10	11	12	13	<i>Mexican Train</i> <i>12:30 pm</i>	15	16
17	18	<i>ACC Committee Meeting</i> <i>7:00 pm</i>	20	<i>Mexican Train</i> <i>12:30 pm</i>	22	23
24	25	<i>Board Meeting</i> <i>6:30 pm</i> <i>Clubhouse</i>	27	<i>Mexican Train</i> <i>12:30 pm</i>	29	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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Licensed, Bonded & Insured — **360.896.4122**

crownelectric240@yahoo.com

Lic. # Crown2491K

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