



October 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 October is Tuesday, October 24, 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? Clubhouse is available. See page 4.

Interested in an adult game night at the clubhouse? See page 4



President's Corner

By John M. Lovejoy - President, Board of Directors

Greetings fellow residents and owners as we enter the month of October. The rain came back with a vengeance as we had at least 10 days of wet weather in the last two weeks of September.

I'm happy to report that we were able to get the Pinebrook website back up and running thanks to technical support help from Computers Made Easy, Hostway, Comcast Business, and past President Scott Eastman. I'm not sure of the exact reason why we could not access the website, but it may be due to a stray character out of place or a corrupt plug-in. Pinebrook's website is pinebrookvancouver.com and should our website go down again you can obtain a copy of the Voice by getting one at the box to the left of the garage door of the clubhouse or by asking Colleen at pinebrookh@gmail.com to send you a copy by email.

I would like to thank the Pinebrook Board of Directors for approving the hiring of Cameron as the new Maintenance Apprentice. Welcome to Pinebrook, Cameron!

Reserve Study. One homeowner has expressed concern in the last few months about Pinebrook wasting money on a reserve study. The reserve study requirements for Homeowners Associations can be found in Chapter 64.38 RCW, Sections 64.38.065 through 64.38.090. I'm at a loss understanding how anyone could think that Pinebrook is not required to do a reserve study. This Chapter applies to Pinebrook. There are exceptions to the law in this Chapter, but those exceptions do not apply to Pinebrook.

A Special Meeting was held Thursday October 5 at 6:00pm, October 5th to discuss next year's budget. Thank you to homeowners who joined us and provided input. The Board of Directors discussed the proposed amounts for each category item by item. Once the proposed budget is approved by the Board, it will be voted on by the membership at the Annual Meeting in February.

Last month I discussed how important it was to be civil and have order in our monthly meetings. We do have a section on the agenda dedicated to homeowner concerns. The board approved a time limit of 3 minutes for each owner wanting to speak. Everyone in attendance is giving up their valuable time to attend the meeting and we don't want to allow any one person to dominate the time or spend excessive time on any one or more topics.

Just before publishing this month's The VOICE, our Treasurer, doing his daily walk, found a suspicious leak next to the bridge between the middle pond and East pond. I wanted to inform the Pinebrook community of what was found because we ended up having to remove the bridge in order to repair a four-inch water pipe that is part of Pinebrook's sprinkler system. This is the second major leak in as many years. The last leak was under an owner's driveway ...now adding up to two leaks that were hard to get to. At least this leak is after the hot summer weather. Anyway, the pipe has been repaired and Ozzie is working on getting bids to rebuild the bridge. At this point in time, I can't predict how long it will take, but it may be a few weeks. Please bear with us in the meantime and find alternative routes until the repair work is complete. We will provide an update in the November newsletter.

Maintenance Supervisor Report

By Blaine (Ozzie) Ohswaldt

October message

GROUNDSKEEPING—The groundskeepers are removing debris, mowing, hard edging, trimming bushes when directed. The irrigation system was turned off for now due to weather.

TREE WORK — The list of tree work is completed and a new list is started.

PAINTING — The final three homes are being prepped for painting.

ROOFING — The last home for reroofing this year was completed.

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

ROOF MOSS TREATMENT — The last roof moss treatment for the year was completed.

COMMON AREA— A dead tree was removed, bushes are being trimmed and clean up of debris is in progress.

PONDS AND STREAMS — a new floating fountain was purchased and installed in the East pond. A new motor is ordered to repair the fountain in the West pond.

RV LOT — At this time, there are 4 non-electrical and 8 electrical spaces available.



Never Fear, Ozzie's Here

Maintenance Supervisor Corner

We have hired Cameron to fill the Maintenance Apprentice position. He is busy with pond algae, debris clean up and general maintenance of our grounds.

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

Three requests were approved. They include patio restoration, driveway replacement and addition of two skylights.

A word of thanks and appreciation to the homeowners who submit timely and complete ACC requests for approval. We address the requests at our monthly meeting. In addition, we continue to deal with requests via e-mail when they are received.

Homeowners are requested to contact the HOA office and advise Ozzie when a project is completed. Final inspection is required. Thank you.

Our next meeting is Tuesday, October 17 at 7:00 p.m.

ADULT GAME NIGHT



Some of us are playing Hand & Foot at the clubhouse on Monday nights starting at 6:30.

We would like to expand this to include more people and more games. Mexican Train, pinocle and regular cards, Chinese Checkers, Trivial Pursuit, Yahtzee and Bunco are in the closet or you could bring your own games. Bring along a friend or two so you are sure to have someone to play with. I know some folks don't like to drive at night but you can't get into trouble driving to the clubhouse.

CLUBHOUSE AVAILABLE TO RENT

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



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

October 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9 <i>Game Night 6:30 pm</i>	10	11	12 <i>Mexican Train 12:30 pm</i>	13	14
15	16 <i>Game Night 6:30 pm</i>	17 <i>ACC Meeting 7:00 pm</i>	18	19 <i>Mexican Train 12:30 pm</i>	20	21
22	23 <i>Game Night 6:30 pm</i>	24 <i>Board Meeting 6:30 pm</i>	25	26 <i>Mexican Train 12:30 pm</i>	27	28
29	30 <i>Game Night 6:30 pm</i>	31 <i>Halloween</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



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. # Crown2491K

Pinebrook Homeowners' Association

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