



# November 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  
Cameron—same hours as Ozzie

#### Office Assistant

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

#### Future HOA Meetings

Regular Meeting for November is Tuesday, November 28, 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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**Interested in being a board member? See page 4**

**Clubhouse is available for rent. See page 4.**

**Adult game night at the clubhouse. Page 5**



## President's Corner

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

Greetings to all.

We are now at that time of the year where the Pinebrook Board of Directors works diligently to balance the budget for the new year coming up soon. We try to meet the needs of all owners and as well as the Pinebrook infrastructure as we look to the future. I have been approached by a couple of people on fixed incomes asking me not to raise the dues. Remember I and all Board Members are owners too. None of us like paying more in dues, but all of us must continue to maintain our homes, despite never-ending rising costs. Pinebrook has an obligation for much of this upkeep, and it is not an easy matter to achieve. Initially, our numbers to balance this year's budget looked good, but when we took a closer look, we have not been painting or roofing enough homes to keep us from getting behind in the future. Pinebrook had a problem about twenty to twenty-five years ago, where several roofs were failing earlier than projected, resulting in a need to update the CC&Rs and increase the dues to address the problem.

Today, we are better off than we were back then, but we worry nonetheless, because everything keeps aging and costs keep rising. We are still limited on how much the dues can be raised, but that is not necessarily a good thing when actual costs are higher. Anyway, the Board voted to raise the dues a little less than the maximum allowed of 4.6%, dropping many of the extra cents so the increase will be from \$223.93 to an even \$234.00 (increase of \$10.07, which is less than half of last year's increase). Additional information on the dues increase and a current statement for each homeowner will be mailed later this month.

Last month, I welcomed our new maintenance apprentice Cameron to Pinebrook. He is doing a great job addressing some of the algae and overall site conditions we have in the common area. He has been a great help to Ozzie, our Maintenance Supervisor.

On a personal note, I took a couple of weeks' vacation to visit family and attend my 45th Class reunion. I had a great time but unfortunately, tested positive for Covid after I got back, so I've been out of the office a few weeks and behind on some Pinebrook matters. Sorry if I have not been responsive to some of the requests addressed to me. On that note, wish me a speedy recovery and return, and I'll update you on other matters next month. Stay safe!

# Maintenance Supervisor Report

By Blaine (Ozzie) Ohswaldt

**GROUNDSKEEPING**—The groundskeepers are removing leaves, debris, mowing as needed, trimming bushes when directed. The irrigation system main line break has been repaired.

**TREE WORK** — The list of tree work is scheduled.

**PAINTING** — One additional home was painted.

**ROOFING** — Roofs are being inspected and evaluated for next year replacement.

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

**COMMON AREA**— The replacement bridge over the East creek is in the mill. Debris removal is in progress, creeks are being cleaned. **Blackberry bushes are being removed from the island in the West pond. One broken light pole was removed and a replacement is in progress.**

**PONDS AND STREAMS** — a new motor was purchased and installed in the fountain and the fountain was installed in the West pond.

**RV PARKING LOT** — At this time, there are 5 non-electrical and 8 electrical spaces available.



Never Fear, Ozzie's Here

## Maintenance Supervisor Corner

A homeowner raised concern about homeless people coming into Pinebrook and digging through recycle bins for bottles and cans the night before pickup.

If recycle bins are put out early on pickup day, it may keep vagrants out of Pinebrook.

### FREE.....FREE.....FREE

If anyone would like free chips, they are available in the clubhouse parking lot. You will have to haul them yourself.

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

One request was received by an owner to plant three trees on their lot. Request was not approved. It was felt three trees were too many for the lot. The owner agreed to two trees and once it is decided what type or variety of tree they want to plant, they will present it to ACC for approval.

There were six completions, which included skylights in a roof, replacement of rotted patio post, extensive landscaping and plantings where a tree fell last year, modification of planting bed near foundation, removal of overgrown fir tree and stump ground, and planting of a shrub in common area.

Please be aware that once you have submitted an ACC Request and it has been approved and you decide to modify your project, the ACC needs to be alerted to the changes you are planning to make. An example: if there is a request for two skylights and then a decision is made to add three instead, ACC needs to be notified to approve that change.

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 November 14 at 7:00 p.m.**



### **BOARD MEMBERS NEEDED**

The nominating committee is seeking homeowners interested in serving on the Board of Directors. A term is for three years. To find out more information contact the Pinebrook office at [pinebrookh@gmail.com](mailto:pinebrookh@gmail.com) or 360 892 2028

### **Clubhouse Available to Rent**

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

**The clubhouse is available to rent!!**

The capacity is 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](mailto:pinebrookh@gmail.com)

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

Your Rules Committee does not go out writing Rules violations just to annoy you! The committee wants to keep our property values up by asking all residents to keep the exterior of their property free from debris and clutter.

**THAT IS NOT THE ONLY REASON! CRIME AND VANDALISM IN OUR NEIGHBORHOOD IS AT AN ALL TIME HIGH.**

We have people driving, and walking, on our streets all times of the day and night seeking opportunities for thefts. During the weekend of October 21st, we had cars driving on the lawns, a flag stolen, cars broken into.

Please be vigilant about keeping boxes, bags, tools, ladders, etc. stowed out of sight. It would be good if we would watch out for one another. Especially since the police have announced they will not be responding to the following call outs unless you have been injured or have the culprit in hand:

- Theft of property under \$750 (excludes guns).
- Theft from a vehicle.
- Minor damage or graffiti.
- Minor crimes, i.e. property damage, behavioral issues, mutual fighting.
- Non-threatening harassing phone calls. Excludes incidents that are related to domestic violence or stalking.
- Fraud claims or identity theft under \$5,000.
- Lost or found property that does not represent a safety concern for the public. Does not include dangerous drugs or weapons.
- Trespassing on public lands.
- Minor traffic or parking complaints.

### **Adult Game Night**



**Some of us are playing card and board games at the clubhouse**

**Monday nights starting at 6:30.**

We would like to expand this to include more people and more games. Bring your favorite game and a friend or two so you are sure to have someone to play with. Some folks don't like to drive at night but you can't get into trouble driving to the clubhouse. Please contact Ann Selck if you are interested in joining us: selck8987@gmail.com or 360 896 8987. If you call, leave a message—I don't answer unknown numbers.



## Pinebrook HOA Contact Information

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

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

**Clubhouse Hours:** Closed until further notice

**Clubhouse/Office Phone:** 360-892-2028

**Office Email:** [pinebrookh@gmail.com](mailto:pinebrookh@gmail.com)

**Maintenance Supervisors Email:** [pinebrook.maint.supervisor@gmail.com](mailto:pinebrook.maint.supervisor@gmail.com)

**Maintenance Supervisors Cell #:** 360-726-9535

**Clubhouse Rental Contact Email:** [pinebrookh@gmail.com](mailto:pinebrookh@gmail.com)

**PHA ACC Committee** [sharonmarble@comcast.net](mailto:sharonmarble@comcast.net)

**PHA Rules Committee** [PinebrookRules@gmail.com](mailto: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

# NOVEMBER 2023

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



## Crown Electric

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

Lic. # Crown2491K

### Pinebrook Homeowners' Association

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