



December 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

No December 2023 Board Meeting
January Board Meeting, Tuesday, January 23, 2024, 6:30 pm
Annual Owner Meeting, Tuesday, February 6, 2024, check in 6:30; meeting 7:00 pm
Both meetings will be in the Pinebrook Clubhouse



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The Pinebrook Office will be closed on Monday December 25.

2024 Annual Homeowners Meeting is scheduled for Tuesday, February 6, 2024 at 7:00 pm



President's Corner

By John M. Lovejoy - President, Board of Directors

Greetings fellow owners and residents! This is perhaps the favorite time of the year for many people. First, we celebrated Thanksgiving, then may have taken advantage of Black Friday and Cyber Monday deals and are now moving towards celebrating Christmas and the New Year. In regard to Pinebrook, this is the time of year that we look closely at how well we were able to follow the 2023 budget, address the association needs for the upcoming year and prepare the proposed 2024 budget. In preparation for the annual meeting scheduled for Tuesday, February 6, 2024, later this month, a packet of materials will be sent to all owners. The mailing will include the proposed 2024 budget, information on candidates for the three open board of directors positions and proxies. Please complete and mail back your proxy even if you plan to attend the meeting in person. This ensures we have a quorum for the meeting.

All owners were mailed lot statements along with the notification letter that effective January 1, 2024, dues will increase to \$234 per month. If you pay Pinebrook by automatic check from your financial institution, please update the amount mailed to \$234 per lot owned to take effect starting Jan 1, 2024 and continue through the end of December 2024. If you did not get any of those documents, please contact the office immediately to get a copy. We can also email the documents to you if you contact Colleen at pinebrookh@gmail.com. We received a few checks this past week in the amount of \$2,808.00 (234.00 x 12). Thank you to those owners that have the ability to pay one year's dues in advance.

In the October newsletter, I reported that our Treasurer, Stephen Nash, found a suspicious leak near one of the middle pond bridges. The bridge required removal in order to repair the water line. The bridge is on Pinebrook's list as one of the last bridges needing to be replaced as it was nearing the end of its useful life - we just did it earlier than planned. On the bright side, the new bridge is a little wider. This will assist Pinebrook staff and the handicapped to cross with a mobile cart. The approaches are graveled currently but will be replaced with asphalt when we start some asphalt path replacement in 2024.

Pinebrook is always looking for new volunteers to serve on the Board of Directors. The regular term is for three years. Two directors, Stephen Nash and Garrett Wolverton, will run again, and one director, Ann Selck, will retire (a second time). Ann has been an active contributor to Pinebrook in so many ways and areas and will definitely be missed. Thanks, Ann for everything you do for Pinebrook!

An example of one area in which Ann has been active is the recruiting of both residents and non-residents to participate in Monday night's card game, Hand and Foot, and Thursday afternoon's domino game, Mexican train. Recently, I had the pleasure of participating in Mexican train for the first time, and enjoyed it very much. In fact so much, I hope to play again when my schedule will allow. I encourage anyone who wants to get to know some of your neighbors a little better and have some fun to come on any Thursday and check it out!

Well, I've said a lot already. Happy Holidays to all, and I wish you a Happy New Year!

Maintenance Supervisor Report

By Blaine (Ozzie) Ohswaldt

GROUNDSKEEPING—The groundskeepers are removing leaves and debris. They will be off the last two weeks in December.

TREE WORK — The list of tree work was completed.

PAINTING — Painting is completed for the year.

ROOFING — Roofs are being inspected and evaluated for next year replacement. Three roofs had repairs completed.

ROOF & GUTTER CLEANING — The third roof and gutter cleaning was completed.

COMMON AREA— The replacement bridge over the East creek is completed. We are working on temporarily connecting the existing paths to the bridge. Debris removal is in progress. **One broken light pole was replaced.**

PONDS AND STREAMS — The floating fountains and the cistern return screens were cleared of debris. The ponds and streams are being cleaned of leaves and debris.

RV PARKING LOT — At this time, there are 5 non-electrical and 8 electrical spaces available. Information is being gathered for repair or replacement of the gate.



Never Fear, Ozzie's Here

Maintenance Supervisor Corner

RV Rental Agreements for 2024 will be mailed in January to current occupants. If you are interested in renting space, please contact the office. The annual 2024 rates are: \$400 for non-electrical and \$500 for electrical. An owner's account must be current to rent an RV storage space.

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](#)

Three requests were received.

Two were approved, which were replacement of windows and outside framings and planting of a multi-stem Paperbark Maple.

One request for a paver pathway between houses was denied until the method of installation was clarified.

There were two completions, which included lattice enclosure for ACC unit and a new driveway.

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

No meeting set for December.

Requests and completions will be dealt with via e-mail.



[Clubhouse Available to Rent](#)

Are you looking for a place to hold a 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



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

December 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4 <i>Game Night 6:30 pm</i>	5	6	7 <i>Hanukkah Starts</i>	8	9
10	11 <i>Game Night 6:30 pm</i>	12	13	14 <i>Mexican Train 12:30</i>	15 <i>Hanakkah Ends</i>	16
17	18 <i>Game Night 6:30 pm</i>	19	20	21 <i>Mexican Train 12:30</i> <i>Winter Sol- stice</i>	22	23
24	25 <i>Christmas PHA Office closed</i>	26	27	28 <i>Mexican Train 12:30</i>	29	30
31 <i>New Year's Eve</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

kw PREMIER PARTNERS
KELLERWILLIAMS.

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.

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

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Call Today For a **FREE Quote**

Licensed, Bonded & Insured — **360.896.4122**

crownelectric240@yahoo.com

Lic. # Crown249JK

Pinebrook Homeowners' Association

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