



January 2024

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 VonLetkemann — same hours as Ozzie

Office Assistant

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

Future HOA Meetings

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

Please Return your Proxy to the Pinebrook HOA Office



President's Corner

By John M. Lovejoy - President, Board of Directors

Happy New Year's everyone! This corner today is mostly directed at current owners. The Pinebrook Board did not have a December board meeting this past year, but is putting out this newsletter.

If you rent a space in the RV lot, you will receive a letter with instructions on everything you have to do to keep that space. Please contact the office if you have not received the letter in the mail.

The Pinebrook Annual Meeting is only a month away with sign-in starting at 6:30pm on Tuesday, February 6, 2024. We are asking owners to complete a proxy and turn it into the office. You can mail in or drop it off in the drop box next to the garage door. You can designate a person of your choice or any board member if you don't have someone in mind. The vote this year will fill three director positions and approve the proposed budget for 2024. You should have received an annual meeting packet in the mail consisting of 8 pages of information on 4 sheets. If you didn't get it, again please contact the office.

January 1, also marks the increase in dues to \$234.00 per month. If you pay automatically through a financial institution, please update the monthly amount to \$234.00. Also please make sure your dues arrives to the Pinebrook office by the 15th of each month to avoid a late fee. If you don't pay at least \$234.00, you may be assessed a \$35 late fee. A deposit of at least the minimum amount in the drop box by the 15th will help prevent this fee from being assessed.

Well, I've been brief this month. Again, Happy New Year to all, and stay safe!

Maintenance Supervisor Report

By Blaine (Ozzie) Ohswaldt

GROUNDSKEEPING—The groundskeepers are done for the year. They will be returning on January 2, 2024.

TREE WORK — All the lists of tree work were completed. A new list is being compiled

PAINTING — Painting was completed on fifteen homes this year.

ROOFING — Roofs are being inspected and evaluated for next year replacement. Six roofs were replaced and eight had repairs completed this year.

ROOF & GUTTER CLEANING — The third and final roof and gutter cleaning was completed for the year.

COMMON AREA— The replacement bridge over the East creek is completed. We temporarily connected the paths to the bridge.

PONDS AND STREAMS — The floating fountains and the aerators will be turned off for the winter.

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.

The gate lock will be changed on February 1, 2024.



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](#)

No December meeting. No new requests.

Next Meeting
Tuesday, January 16, 2024
7:00 pm at the Clubhouse

[2024 Pinebrook Homeowners Association](#) [Annual Meeting](#)

Materials for the annual meeting, set for Tuesday, February 6, 2024 were sent to owners mid-December. If you haven't received your packet, please contact the office 360 892 2028 or pinebrookh@gmail.com.

[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

January 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 New Year's Day Card Night 6:30 pm Clubhouse	2	3	4 Mexican Train 12:30 pm Clubhouse	5	6
7	8 Card Night 6:30 pm Clubhouse	9	10	11 Mexican Train 12:30 pm Clubhouse	12	13
14	15 Martin Luther King Day Card Night 6:30 pm Clubhouse	16 ACC Meeting 7:00 pm Clubhouse	17	18 Mexican Train 12:30 pm Clubhouse	19	20
21	22 Card Night 6:30 pm Clubhouse	23 Board Meeting 6:30 pm Club-	24	25 Mexican Train 12:30 pm Clubhouse	26	27
28	29 Card Night 6:30 pm Clubhouse	30	31			



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

Lic. # Crown249JK

Pinebrook Homeowners' Association

617 NE 127th Avenue
Vancouver, WA 98684

Phone: 360-892-2028
E-mail: pinebrookh@gmail.com
website: www.pinebrookvancouver.com

