



February 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

February Board Meeting, Tuesday February 27, 2024,
6:30 pm will be in the Pinebrook Clubhouse



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Please welcome our new and returning board members. See the President's Corner, page 2.

Spaces are available in the RV Lot. See the Maintenance Supervisor Report , page 3.



President's Corner

By John M. Lovejoy - President, Board of Directors

Greetings fellow owners and residents. This newsletter is being published a couple of weeks later than usual in order to include the results of the Annual Meeting held on February 6th, 2024.

For the Annual Meeting, I would like to thank all the owners, residents, and employees who helped put together the materials for the mailing, the ballots, the setup of tables, chairs, and sign-in area. Also thanks to the volunteers who assisted with the sign-in, distribution of ballots and the collection and verification of signatures on the sign-in sheets and proxies, and for the collection and counting of the ballots. Special thanks to Ozzie for setup of coffee and refreshments. All of you helped make the night a success! Thanks again!

At Pinebrook's Annual Meeting, the following directors were voted in:

Garrett Wolverton (second 3 year term)

Stephen Nash (second 3 year term)

James Voisin (first 3 year term)

Additionally, the annual budget proposed for 2024 was approved with 43 in favor and 0 opposed.

We still have a few owners who are paying the old dues rate. Please update the monthly amount to the new rate of \$234.00 per month and make sure your dues check arrives to the Pinebrook office by the 15th of each month to avoid a late fee.

My comments this month have been brief again. As always, keep you and your family safe!

Maintenance Supervisor Report

By Blaine (Ozzie) Ohswaldt

GROUNDSKEEPING—The groundskeepers are picking up and removing debris. Trimming bushes as directed.

TREE WORK — A new list is being compiled

PAINTING — Inspection on the homes to be painted this year will begin.

ROOFING — One roof is scheduled for replacement when weather permits.

ROOF & GUTTER CLEANING — The first roof and gutter cleaning is scheduled for spring.

COMMON AREA— Two post lights have been repaired. Clean up of downed branches from the winter weather is in progress.

RV PARKING LOT — At this time, there are 5 non-electrical and 9 electrical spaces available. Bids are being accepted for repair or replacement of the gate.

The gate lock was changed on February 1, 2024. See me if you don't have a new key.



Never Fear, Ozzie's Here

Maintenance Supervisor Corner

If you are interested in renting a space in the RV lot, 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

One request was received and approved for a sidewalk change.

A reminder **that prior to making landscape changes, outside structural changes, and planting, pruning or removing trees**, an ACC Request Form is required for approval **prior** to starting the project. An ACC Request is required from a homeowner before a renter can make any requested changes.

There will not be a meeting in February. However, we continue to accept ACC Requests and act on them via e-mail.

Rules Committee, By Mary Allred, Temporary Chair

If you think you are tired of the Rules committee nagging you about garbage/recycling containers, and stuff around your house, I can assure you that your Rules committee members are even more weary of it. We need a break, and homeowners' help.

All homeowners are required by the governing **circumvents** of the Association to abide by their conditions and restrictions. I am so happy to report that 98% of you do a great job. Your yards are lovely and add value to all of our homes.

It would be so helpful if you would help the Committee by reporting offenders. Take a picture and send it to the Rules Committee. In addition, please consider joining the Rules Committee and add your perspective to the process. Email: pinebrookrules@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

February 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5 <i>Card Night 6:30 pm Clubhouse</i>	6	7	8 <i>Mexican Train 12:30 pm Clubhouse</i>	9	10
11	12 <i>Card Night 6:30 pm Clubhouse</i>	13	14 <i>Valentine's Day</i>	15 <i>Mexican Train 12:30 pm Clubhouse</i>	16	17
18	19 <i>President's Day</i> <i>Card Night 6:30 pm Clubhouse</i>	20	21	22 <i>Mexican Train 12:30 pm Clubhouse</i>	23	24
25	26 <i>Card Night 6:30 pm Clubhouse</i>	27 <i>Board Meeting 6:30 pm Clubhouse</i>	28	29 <i>Leap Year Day</i> <i>Mexican Train 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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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

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