



March 2024

The Pinebrook Voice

Published monthly by the Pinebrook Homeowners' Association

Pinebrook Office Status

Effective March 4, 2024, The Pinebrook office is open Monday and Tuesday from 10:00 am-1:00 pm. If you need assistance other than those hours, please call 360-892-2028 to 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

Next Board Meeting, Tuesday March 26, 2024, 6:30 pm will be in the Pinebrook Clubhouse



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Your Board officers for

2024 are: President, John Lovejoy; Vice-President, Garrett Wolverton; Secretary, Tim Olsen; Treasurer, Stephen Nash.

Additional board members are: Beth Barber, Karen Maxwell and James Voisin.



President's Corner

By John M. Lovejoy - President, Board of Directors

Hello fellow owners and residents.

The month of March is bringing about a change in Pinebrook's office hours. Specifically, the office will now be open on Mondays and Tuesdays from 10:00 am to 1:00 pm every week. We still have limited staffing so other times is by appointment only.

We had our first Board of Directors' meeting after the Annual Meeting and elected officers as follows for the one-year term starting February 2024.

John Lovejoy, President

Garrett Wolverton , Vice-President

Stephen Nash , Treasurer

Tim Olsen, Secretary

Pinebrook recently purchased equipment that now gives Pinebrook the ability to perform moss treatment on roofs. We are tackling the worst roofs first, so don't be upset if your neighbor's roof was treated but yours is undone. Eventually, all of the roofs will be treated. Owners do not need to do anything special prior to your roof being treated

The weather is starting to get warmer. Enjoy your walks through Pinebrook!

Barbara Thompson, a longtime Pinebrook owner, passed away in January. As Ann Selck reported, "Many of you may not have known Barbara but know her house. She lived on the corner of 5th St and 128th Ave—the one with the tin man in the tree."

We offer our condolences to her family and her friends throughout the community.

Maintenance Supervisor Report

By Blaine (Ozzie) Ohswaldt

FEBRUARY 2024

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 is in progress.

ROOFING — Three roofs were replaced this month.

ROOF & GUTTER CLEANING — The first roof and gutter cleaning is complete.

COMMON AREA— Three post lights have been repaired. Clean up of the creeks and ponds is in progress. A new mail box was ordered to replace two old boxes on 132nd Ave. Blue dye was installed in the ponds to help control algae

RV PARKING LOT — At this time, there are 7 non-electrical and 9 electrical spaces available. Bids are being accepted for repair or replacement of the gate.



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](#)

Three new requests were received – Landscaping changes and addition of a deck; tree removal; screening around an HVAC unit. One paint color was approved.

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.

Our next meeting is Tuesday, March 19 at 7:00 p.m.

[Rules Committee, By Mary Allred, Temporary Chair](#)

This has been a difficult month for the rules committee. Some homeowners have objected to violation notices regarding equipment and other items stored around their houses. Some violations were issued as a result of complaints received by other residents. It appears that since every home in Pinebrook has a garage that the authors of our governing documents stipulated that the perimeters of the houses should not be used for storage.

Homeowners can file a request with the ACC to provide screening for their garbage and recycling containers to shield them from view.

Please note that all official communications to the homeowners by the Association is through the U.S. mail. Informal communications are welcomed by email.

Our most important governing document is over 45 years old and the Board has been considering making major updates. This can only be done through communication between homeowners and the Board of Directors.

**PLEASE TAKE DOWN ALL HOLIDAY DECORATIONS
INCLUDING LIGHTS**



[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: Monday-Tuesday, 10:00 am-1:00 pm

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
Beth Barber	Director
Karen Maxwell	Director
James Voisin	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

March 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4 Card Night 6:30 pm Clubhouse	5	6	7 Mexican Train 12:30 pm Clubhouse 	8	9
10 	11 Card Night 6:30 pm Clubhouse	12	13	14 Mexican Train 12:30 pm Clubhouse	15	16
17 	18 Card Night 6:30 pm Clubhouse	19 Garrett Wolverton Ukelele Club Committee 2:00 pm ACC Meeting 7:00 pm Clubhouse	20	21 Mexican Train 12:30 pm Clubhouse	22	23
24	25 Card Night 6:30 pm Clubhouse	26 Board Meeting 6:30 pm Clubhouse	27	28 Mexican Train 12:30 pm Clubhouse	29	30
31 Easter 						



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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Licensed, Bonded & Insured — **360.896.4122**

crownelectric240@yahoo.com

Lic. # Crown2491K

Pinebrook Homeowners' Association

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Vancouver, WA 98684

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