



**April 2024**

# The Pinebrook Voice

*Published monthly by the Pinebrook Homeowners' Association*

## Pinebrook Office Status

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 April 23, 2024, 6:30 pm will be in the Pinebrook Clubhouse



#### Inside this issue

|                                |   |
|--------------------------------|---|
| President's Corner .....       | 2 |
| Maint. Supervisor Report ..... | 3 |
| ACC Committee Report .....     | 4 |
| Rules Committee Report.....    | 4 |
| Clubhouse Rental .....         | 5 |
| Contact Information.....       | 6 |
| Monthly Calendar.....          | 7 |

**There is a lot of information in this month's newsletter, so please read the entire "VOICE"**



## President's Corner

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

Greetings fellow Pinebrook owners and residents.

The weather is starting to get warmer with more sunshine as we enter the Spring season. This makes me think of exercise as it's a good time to walk the paths of Pinebrook. Please exercise caution due to slippery moss or uneven surfaces. If you enjoy the ducks, this is the time of year when little ducklings hatch, and it can be enjoyable to watch them, but please do not feed or throw anything at the ducks, and if you have kids, let them know too. There are signs posted throughout Pinebrook to remind you. This is a good time of the year to get out and enjoy your surroundings throughout Pinebrook.

With the growing season back in full swing, I should remind owners that weeding on lots is probably required to prevent getting a Rules violation. For most people, it's not a pleasant task, but unfortunately keeping the weeds under control must be done. The Rules Committee will not be sending out any Violation notices until after May 1st so everyone has a short grace period before enforcement begins. Please inspect your property in the next few weeks and start removing the weeds to get ahead of keeping them under control and to prevent from getting a writeup for weeds. Also the Rules Committee will be inspecting the backyards of Pinebrook houses in the month of May.

Pinebrook has been getting noise complaints from motorized bikes using our path system. If you can document it by taking a video or pictures, we might be able to do something about it if we can identify any riders who live in Pinebrook. You can also call 311 to report incidents. There is a lot more on the topic, on page 5 of this newsletter, titled "Keeping Our Property Safe".

In the past 30 days, more roofs have been treated to keep the moss levels down. Pinebrook is striving to treat the worst roofs first. If you feel your roof is in that category and hasn't been treated yet, please notify Pinebrook's Maintenance Supervisor, Ozzie. Read his full report on the next page of this newsletter.

On another note, Pinebrook is still dealing with debris cleanup throughout the property. It doesn't take much for a little wind to come along and cause branches to fall, so please be careful and patient with the cleanup.

That is it for this month's Corner. Get out and walk, enjoy the better weather and take good care of yourselves.

# Maintenance Supervisor Report

By Blaine (Ozzie) Ohswaldt

## MARCH 2024

**GROUNDSKEEPING**—The groundskeepers are picking up and removing debris. Trimming bushes as directed, blowing, and have resumed mowing.

**TREE WORK** — A new list is being compiled

**PAINTING** — One home was painted in March.

**ROOFING** — One home was reroofed in March

**MOSS TREATMENT**—The new equipment is up and running and in March roofs on 34 homes were treated.

**COMMON AREA**— Two post lights were repaired. Clean up of the creeks and the ponds is in progress. A new mail box was installed to replace two old boxes on 132nd Ave. Blue dye and chemicals were installed in the ponds to help control algae. Low hanging branches were removed. Bids are being accepted to install 1-1/2" asphalt overlay on a portion of the pathways. A new white board panel was installed in the clubhouse outside sign.

**RV PARKING LOT** — At this time, there are 6 non-electrical and 10 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](#)

One new request was received and approved for a ductless heat pump unit. There were three completions of projects which included pavers between two houses, planting of two trees and sidewalk repair.

One paint color was approved. Changes have been made to color choices -- one tan paint color was removed, and two new colors were added.

**Our next meeting is Tuesday, April 16 at 7:00 p.m.**

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

### **Dogs Off-Leash**

Dogs off-leash continue to be a problem in Pinebrook. We know that some of the dogs belong to people who do not live in Pinebrook and find our ponds and streams a fun place to walk their dogs.

If you see a dog off-leash, or a person with a dog leash but no dog attached, please take a picture and send to the Rules Committee at [PinebrookRules@gmail.com](mailto:PinebrookRules@gmail.com). We will publish the picture to try and identify the dog and/or the owner.

### **Backyards**

The rules committee will start checking the backyards in May. Please take a look to make sure that extra items are not stored in the back area, especially not on your patios.

### **Security Cameras**

We have had instances where people have been running motorized bicycles on the paths, and unauthorized people in our backyards and driveways. If you have security cameras, they can be registered with the Vancouver Police Department. By registering your camera with them, law enforcement can quickly identify nearby cameras that may have captured criminal activity in the area. You will only be contacted by a law enforcement officer if there is a criminal incident in the vicinity of your security camera. You can register your camera online by going on the Vancouver Police Department community camera registration program.

## 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](mailto:pinebrookh@gmail.com)

## KEEPING OUR PROPERTY SAFE

A homeowner recently expressed concern about non-residents riding motorized vehicles on Pinebrook property. To clarify, the streets in Pinebrook are City of Vancouver owned. However, the common areas, including the pathways, are part of Pinebrook, our private property. This is prohibited in the Pinebrook Rules by Article V, Section 1. Paragraph 4,

“Unauthorized motor vehicles or other potentially dangerous devices are prohibited in the Common Areas except in the designated parking spaces. Motorized vehicles are not permitted on the pathways or lawns in the common areas.”

The reporting resident took the initiative to contact the Vancouver Police Department and was provided with the following helpful information:

- If you observe activity that you consider illegal or against Pinebrook rules, immediately report it to Vancouver Police via their 311 non-emergency phone number. Although it may be a lower priority and an officer may/may not be able to respond, calling 311 alerts law enforcement to suspicious activity in real time in the area. Also, longer term, it identifies problem areas and trends to add to patrol routes and raises awareness in case there is other criminal activity in the area.

Additionally, if it is feasible and safe to do so, please take pictures of the offense while it is happening. When you call 311, let them know you have pictures. Additionally, pictures with an explanation of the occurrence can be sent to Pinebrook's email. – [pinebrookh@gmail.com](mailto:pinebrookh@gmail.com).

Thank you for doing your part to maintain a safe community for all of us.



## Pinebrook HOA Contact Information

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

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

**Clubhouse Hours:** Monday-Tuesday, 10:00 am-1:00 pm

**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      |
| 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

# April 2024

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



**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

*Always Exceeding Your Expectations!*

### 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.

*Mention this ad when calling!*

Call Today For a **FREE Quote**

Licensed, Bonded & Insured — **360.896.4122**

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

Lic. # Crown2491K

### Pinebrook Homeowners' Association

617 NE 127th Avenue  
Vancouver, WA 98684

Phone: 360-892-2028  
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