



May 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 Meeting

Next Board Meeting, Tuesday May 28, 2024, 6:30 pm will be in the Pinebrook Clubhouse



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It is with sadness we report the passing of two longtime Pinebrook owners and residents:

Larry Carstens
Ann Selck

Our condolences to their families. They will be missed by our community.



President's Corner

By John M. Lovejoy - President, Board of Directors

Greetings Pinebrook Residents and Owners,

The weather continues to improve, but better weather promotes weed growth. This topic was discussed at length during the last board meeting. It was brought up that some residents remember a time years ago when our landscape company took care of the weeding in both the lawn and the flower beds.

However, one concerned owner brought up that Pinebrook's CC&Rs did not allow Pinebrook to cover removal of weeds from the owners' flower beds. After much debate, the Pinebrook Board of Directors agreed to stop weeding people's flower beds. The Rules committee started enforcing the weeds portion of the Rules that were updated at a board meeting to take effect on January 1, 2022.

At this point in time, it is the responsibility of all residents to keep their flower bed weeds under control. Enforcement measures are still being discussed but generally speaking any lot whose weeds pose a threat to neighboring lots and lawns will most likely receive violation notices.

This is a difficult topic, but some type of action needs to take place against the exacerbation of the weed problem.

The Board of Directors is always looking for new talent. If you have any interest in serving your community, please let me know.

Enjoy the rest of your summer.

Maintenance Supervisor Report

By Blaine (Ozzie) Ohswaldt

APRIL 2024

GROUNDSKEEPING—The groundskeepers are picking up and removing debris; mowing weekly; spring fertilizing; hard edging, and broadleaf weed spraying in common areas. The spring irrigation system evaluation is complete.

TREE WORK — A new list is being compiled

PAINTING — Several homes are scheduled for painting.

ROOFING — One home is scheduled to be replaced and one repaired.

MOSS TREATMENT—The new equipment is up and running and to-date we have treated multiple homes several times.

COMMON AREA— One post light was repaired. Clean up of the creeks and the ponds is in progress. Blue dye and chemicals were installed in the ponds to help control algae. Bids were accepted to install 1-1/2" asphalt overlay on a portion of the pathways. The return screen in the east pond was cleaned.

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 two upstairs window replacements. There were three completions of projects which included window replacement, heat pump and landscaping changes plus addition of deck and tree removed. One request for hardy plank has been cancelled.

Four paint colors were approved for painting. Changes have been made to color choices -- Universal Khaki (6150) was removed; Let it Rain (9152) and City Scape (7067) were added.

Our next meeting is Tuesday, May 21 at 7:00 p.m.

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

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.

Weeds

It is the responsibility of the homeowner to control weeds on their property in the planting beds, areas between houses and any decorative planting areas created by the homeowner.

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

REMEMBERING ANN SELCK

Family and friends, join us in saying farewell to our beloved friend and long-time resident of Pinebrook, Ann C. Selck who passed away at the age of 88 on April 18, 2024.

Ann was part of the heart of Pinebrook. She brought us our Coffee Hour, was on the Pinebrook Board of Directors and made sure the clubhouse was always in tip top shape. Ann was the first person many of us met as a greeter for the Pinebrook Newcomers Committee and she organized our garage sale every year. Ann was a worker bee for our community and will be greatly missed.

Please join family and friends on Saturday, June 8th at 1:00 pm at the Pinebrook clubhouse to tell stories and remember our friend and neighbor, Ann.

2024 YARD SALE ?

As stated above, Ann Selck was the coordinator of the annual Pinebrook Community Yard sale each July. With her passing, we are seeking a member of the community to step up and take responsibility for the yard sale. It's a good opportunity to get to know your neighbors.

Please contact the Pinebrook office 360 892 2028 or pinebrookh@gmail.com if you are interested in coordinating the yard sale.



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

May 2024

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

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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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617 NE 127th Avenue
 Vancouver, WA 98684

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

