



June 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 June 25, 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	4
Garage Sale.....	5
Contact Information.....	6
Monthly Calendar.....	7

Ann Selck
Celebration of
Life, see page 5

Community
Garage Sale—
July 12-13, 2024,
see page 5



President's Corner

By John M. Lovejoy - President, Board of Directors

Hello again!

Another month has gone by. I hope many of you have been walking the paths or streets of Pinebrook and enjoying the warmer weather.

This past month has brought in reports of cats running loose and attacking our wildlife. A few residents are very upset about this and would like some action taken against the owners of the animals. Pinebrook has a rule that ALL animals must be kept on a leash. The fine for animals killing wildlife can be as high as \$500 for a first time offense! No one wants to receive such a fine so please keep a leash on your animals when you let them outside. Homeowners Association Rules, Effective January 1, 2022. *ARTICLE X. PETS. SECTION 2. Owner Obligations. Any dog or cat allowed outside **must** be on a leash at all times.*

On Saturday, June 8th at 1pm, there will be a Memorial Service at the Clubhouse open to all friends and family of Ann Selck, a longtime resident, active volunteer and organizer of coffee hours, breakfasts, garage sales, and game days/nights, and a past board member of many years as well. She will be sorely missed and you are encouraged to come, remember, and help celebrate her life.

Owners are reminded that HOA dues are due on the first day of each month and are late if not physically in the Pinebrook office by the 15th of each month. The monthly dues amount for the rest of 2024 is \$234.00. At least that amount needs to be in the office to avoid a \$35 late fee. Seems like a larger number of dues are arriving right around the 15th. It would be appreciated if owners would not cut it so close to the deadline and send those payments out a few days earlier. This will also help to correct any deficiency with the check or payment before the deadline if something is found to be wrong.

Summer officially starts this month, so enjoy the longer days of daylight.

Maintenance Supervisor Report

By Blaine (Ozzie) Ohswaldt

MAY 2024

GROUNDSKEEPING—The groundskeepers are picking up and removing debris, trimming bushes as directed, blowing and edging. Repairs to the irrigation system are in progress.

TREE WORK — A new list is being scheduled.

PAINTING — One home was painted in May.

ROOFING — One home was reroofed in May and two homes had repairs completed..

MOSS TREATMENT—Homes have been sprayed several times and it looks like we have a handle on it.

COMMON AREA— Clean up of the creeks and the ponds is in progress. Algae was removed from the East pond.

The cistern pump was pulled to clean debris from the screen and debris was pumped out of the cistern. Bids were accepted for the pathway overlay.

RV PARKING LOT — At this time, there are 7 non-electrical and 8 electrical spaces available. Mowing and removal of the weeds is scheduled.



Never Fear, Ozzie's Here

Maintenance Supervisor Corner

Attention Homeowners:

If you want your bushes trimmed, let me know at:

**pinebrook.maint.supervisor@gmail.com or
360 726 9535 or
360 892 2028**

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

Two new requests were received and approved for portable ramp and new garage door.

Four paint colors were approved for painting. One paint color was denied because we feel it does not work with current Pinebrook HOA aesthetics, the color requested for trim and garage door color is only offered as a gutter color and color plan is not complementary with current roof color.

Pinebrook is responsible for painting the houses but not the pergolas. Pergolas are the responsibility of the homeowner when it comes to painting.

A reminder that if you are wanting to plant a tree or plants like arborvitae, an ACC Request Form is required, and approval is needed.

Our next meeting is Tuesday, June 18 at 7:00 p.m.

Rules Committee, By Mary Allred, Temporary Chair

The Rules Committee is delighted to report that having done the usual inspection we also did the backyards. We are happy to report that those inspections resulted in only nine violations . Good job Pinebrook residents.

Please pay attention to the weeds that are still the homeowner's responsibility to control. They are popping up everywhere.

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

ANN SELCK CELEBRATION OF LIFE

Below is a portion of a letter from Ann's family inviting her friends to her celebration of life.

From Steve Selck:

.... All of you who knew Ann, know that she lived a good life and that she enjoyed knowing and spending time with each of you. She appreciated all that each of you did to make her life here in Vancouver a beautiful experience. We, her family members, would like to thank you for all that you have done for our mother and for your love and prayers for our family.

We are sure that you were all as shocked as we are that she is gone and went so quickly. She lived a vibrant, full and active life right up until the end and left the world a better place. Ann would not want any sad funeral service, instead we are holding a celebration of her life. We would like this to be a time to share memories and stories, to laugh and maybe cry, and definitely to celebrate a life well lived. Light refreshments will be served. Please RSVP to Sselck@yahoo.com.

Saturday June 8th at 1 o'clock, Pinebrook Club House,
Susan Henson & Steve & Angy Selck—Ann's Children

PINEBROOK'S ANNUAL GARAGE SALE

July 12th-13th 9-5

Now is the time to start clearing out your clutter! Pinebrook's annual garage sale is coming up and we hope you can join us! The more people who join in, the more shoppers we can attract!

To participate, please contribute \$5.00 (separate cash or check) along with your lot number to the Pinebrook office. You will be added to the garage sale map that will be posted online, and we will put signs at each participating cul-de-sac. Your contribution helps cover the ad that will be in the *Columbian* and also the signs.

Don't hesitate to text/call Katie at 360-833-3586 if you have any questions!



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

JUNE 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 Card Night 6:00 pm Clubhouse	4	5	6 <i>D-Day</i> Mexican Train 12:30 pm Clubhouse	7	8 <u>Ann Selck</u> <u>Celebration of</u> <u>Life</u> <u>1:00 pm</u> <u>Clubhouse</u>
9	10 Card Night 6:00 pm Clubhouse	11	12	13 Mexican Train 12:30 pm Clubhouse	14 	15
16 	17 Card Night 6:00 pm Clubhouse	18 ACC Meeting 7:00 pm Clubhouse	19 <i>Juneteenth</i>	20 <i>Summer Solstice</i> Mexican Train 12:30 pm Clubhouse	21	22
23	24 Card Night 6:00 pm Clubhouse	25 Board Meeting 6:30 pm Clubhouse	26	27 Mexican Train 12:30 pm Clubhouse	28	29
30						

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Licensed, Bonded & Insured — **360.896.4122**
 crownelectric240@yahoo.com

Lic. # Crown*949JK



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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