



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



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PLEASE

**NO FIREWORKS
WITHIN
PINEBROOK**

**Community
Garage Sale—**

**July 12-13, 2024,
see page 5**



President's Corner

By John M. Lovejoy - President, Board of Directors

Hello again fellow Pinebrook owners and residents.

A quick month has already passed. At the June Board meeting, the Board discussed sending out a warning letter to owners of homes where pets have been spotted to not be on a leash. There have been instances where some cats have preyed on the ducks, and one of the few mechanisms Pinebrook has to prevent this is to enforce the requirement that all pets be kept on a leash. The penalty for a pet killing our wildlife is severe and it can be either \$300 or \$500 on the first offense. Letters will be going out soon to the lot owners of suspected violators. Several residents have expressed their feelings on this topic and want action taken, and the board has expressed its willingness to do something about it, so please keep your pets on a leash.

Another subject of concern is the pond fill and the pumps not working correctly thereby affecting the sprinkler system not working like it is supposed to. As a result some areas within Pinebrook have gone several days without the sprinklers coming on to help keep their lawns green. Our three ponds have to be kept in balance in order for the pumps to come on when they are supposed to. Ozzie and our staff are doing what they can to get everything back in alignment, but unfortunately it does take time.

Another area of concern are the weeds getting out of control. Pinebrook recently mailed a letter out to every owner on this topic. If you are a renter and haven't received a copy of the letter, please ask your landlord for a copy or ask the office for a copy.

The 4th of July is almost upon us again, and with our entire subdivision heavily forested, it can be a serious fire hazard should any trees catch fire. So as in previous years, please don't set off fireworks inside of Pinebrook to help minimize this hazard.

The days will be getting hotter, so stay cool and drink plenty of water, and enjoy the rest of the summer.

Maintenance Supervisor Report

By Blaine (Ozzie) Ohswaldt

JUNE 2024

GROUNDSKEEPING—The groundskeepers are removing debris., fertilizing and trimming bushes as directed, mowing, blowing and edging. Repairs to the irrigation system are in progress. Broadleaf spraying is scheduled.

TREE WORK — A list I of tree work is scheduled for July.

PAINTING — Three homes were painted and two prepped in June.

ROOF AND GUTTER CLEANING - The second roof and gutter cleaning was completed in June.

MOSS TREATMENT—Homes have been sprayed several times and they are looking good.

COMMON AREA— Clean up of the creeks and the ponds is in progress. Algae was removed from the East pond. One light post was repaired. The aerator in the West pond was cleaned and serviced.

RV PARKING LOT — At this time, there are 7 non-electrical and 9 electrical spaces available. Repair of the front gate is scheduled. Mowing and removal of the weeds, blackberry and ivy is in progress.



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](#)

Three new requests were received. Two were approved which were replacement of existing pavers on patio and redoing planting bed/area in front of house.

One request for a propane reserve power generator and propane tank was put on hold until additional information regarding code requirements and location is received.

We had a situation where an owner planted two arborvitaes between his house and the neighbor's house. Not only did he not have ACC approval, but they were planted on the neighbor's property. This points out one of the reasons why an ACC request needs to be submitted for approval before making additions or changes.

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

[Rules Committee](#)

A letter was sent to all homeowners explaining the responsibility for management of weeds in planting beds, between houses and in decorative areas created by the homeowner.

If you did not receive a copy of the letter in the mail, please call the office to obtain one. 360 892 2028

[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'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!



The Pinebrook HOA Board of Directors is seeking volunteers in a number of areas:

- Rules Committee members and chair — Conduct monthly inspections of properties for compliance with HOA rules. Notify owners of violations and follow up .
- Welcome Committee—Provide new homeowners information on Pinebrook
- HOA Board members— Assist with operation and governance to ensure continued viability of Pinebrook HOA.

For Additional information contact the HOA office:
pinebrookh@gmail.com or (360) 892-2028



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

JULY 2024

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

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Call Today For a **FREE Quote**

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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 Moss Treatment

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