



August 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 August 27, 2024, 6:30 pm will be in the Pinebrook Clubhouse



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In July, our Maintenance Supervisor, Ozzie, celebrated 20 years employment with Pinebrook.

When you see him, please thank him for his service.



President's Corner

By John M. Lovejoy - President, Board of Directors

Hello fellow owners and residents,

It seems that this month is bringing back a little déjà vu as Pinebrook's website is not allowing us to post the latest *VOICE* newsletter. A similar situation also occurred about a year ago when we were locked out of our website. WordPress is the program we use. If anyone is familiar with this program, please let our office assistant, Colleen, know—especially if you can help us troubleshoot to resolve whatever issue we are having.

In case you don't know, Pinebrook is run by parttime staff, the Board of Directors and volunteers. It is one of the reasons why our dues are as low as they are. In one of the next pages is an article on some of the positions we need volunteers for. If you can help us in any way, please volunteer. Some of you are aware that Pinebrook recently lost one of its most productive volunteers. Ann Selck is sorely missed.

There are a couple of housekeeping issues to discuss. One is that the end of summer going into fall is a good time to clean the moss off your sidewalks and driveway.

Also, don't forget about removing weeds from around your flower beds and between houses. We still have rules that require property owners and maybe their tenants to keep the weeds from getting out of control.

Finally, one more thing about pets. Our rules do require both cats and dogs be on a leash. The penalty for one's pet killing wildlife is severe.

Enjoy the rest of your summer.

Maintenance Supervisor Report

By Blaine (Ozzie) Ohswaldt

JULY 2024

GROUNDSKEEPING—The groundskeepers are removing debris, trimming bushes as directed, mowing, blowing and edging. Repairs to the irrigation system are in progress. Broadleaf spraying was delayed due to the hot weather and is scheduled for the end of July.

TREE WORK — The first list of tree work is scheduled for the end of July.

PAINTING — Three homes were painted in July. Two are being prepped to paint next.

ROOFING - One roof replacement is scheduled in August.

MOSS TREATMENT—Several homes have been sprayed multiple times to control the moss.

COMMON AREA— Clean up of the creeks and the ponds is in progress. Algae was removed from the East and West ponds. We had problems with the well pump tripping off with a fault code of “under voltage”. Clark PUD and Mather pumps were called to help solve this problem.

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 scheduled for end of July.



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.

1. Removal of two large bushes and replanting of planting bed.
2. Installation of portable AC unit.

We are reviewing paint colors for 2025.

Reminders:

- (1) An ACC Request needs to be submitted and approved prior to doing major renovations to your planting beds.
- (2) An ACC Request for window air conditioners is required. See the following:

“WINDOW AND WALL MOUNTED AIR CONDITIONER INSTALLATION SPECIFICATIONS

1. All installations **must be approved** by the ACC including location. Any air conditioner installation without ACC approval is subject to removal by the homeowner and/or fines.
2. Renters must have the written approval of the homeowner prior to installation.
3. No ground supports are to be used for any installation of window air conditioners.
4. Standard manufacture installation kits are required for window installations. Acrylic inserts can be used in place of factory installation kits when such kits are not available.
5. The color of window mounts must be a factory neutral color that blends with the house body and trim color. Permanent wall mounts must be painted to match the house color or the factory color and approved by the ACC.”

Our next meeting is Tuesday, August 20 at 7:00 p.m.

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

Rules Committee

Katie Kinsley was approved by the Board as the new Rules Committee chairperson. Thank you, Katie, for volunteering.

Article X, Section 1. of the Rules states: “Any dog or cat allowed outside must be on a leash at all times.”

Animals have been reported running loose and harming Pinebrook wildlife which is in violation of Article IV, Section 2. of the Rules.

Please be a good neighbor and abide by the Rules in order to avoid penalties.

Welcome Committee

Cheryl Patterson was approved by the Board as the new Welcome Committee chairperson. Thank you, Cheryl, for volunteering.

The Welcome Committee provides information on Pinebrook to new owners and renters. If you change renters, please notify the Pinebrook HOA office at pinebrookh@gmail.com of the contact information for the renter. We will notify the Welcome Committee and update the records for your property.



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

- Rules Committee members — Conduct monthly inspections of properties for compliance with HOA rules. Notify owners of violations and follow up .
- 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

August 2024

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

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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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