



September 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 September 24, 2024, 6:30 pm will be in the Pinebrook Clubhouse



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School has started.

Please remember to watch out for kids



President's Corner

By John M. Lovejoy - President, Board of Directors

Greetings fellow owners and residents of Pinebrook. Summer is almost behind us as fall kicks in on September 22nd, and school has already started for the new term. Please drive a little slower and be prepared to stop if you see any kids around.

As usual, due to our aging underground water sprinkler system, we did have three breaks thus far, two on the main line and one on a lateral line. The main line breaks shut down the entire system until repairs could be made. Our maintenance staff worked with Valley Scapes to get the system back up and running, but all properties throughout Pinebrook were affected, so sorry if your lawn turned yellow.

This is the time of the year when the Board of Directors must plan for the immediate next six months up until the Annual Meeting held in February 2025 (date still to be determined). The staff and Board of Directors must put together our budget for next year, decide on any dues increase, update the By Laws, update our Collections Resolution and any documents affected by the changes. Most of these documents will be reviewed by Pinebrook's attorneys before they are voted on or sent to the members. There will be a couple of mailings in the October to December timeframe before anything new takes effect or is voted on.

Early last month, our ability to update our website came to a halt. Apparently, an update was done to the program Word Press requiring another program to be updated before it would do its job in allowing us to post to our website. I put out a call for help in last month's newsletter, and fortunately, Cheryl and Brien Patterson stepped forward, coming to the rescue to get everything back on track just recently! I want to express my sincere thanks to both Cheryl and Brien for helping us out!

A couple of Board members have indicated that they will be moving and leaving us soon and that will open up a couple of positions on the Board. I've stated before that Pinebrook needs volunteers, not only for the Board, but also some of the committees. Let me know if you might be interested. I will be talking to various residents to encourage more participation from fellow members.

On that note, best wishes to all as we enter the fall!

Maintenance Supervisor Report

By Blaine (Ozzie) Ohswaldt

AUGUST 2024

GROUNDSKEEPING—The groundskeepers are removing debris, trimming bushes as directed, mowing, blowing and edging. Repairs to the irrigation system are completed. Broadleaf spraying was delayed due to the weather and is being rescheduled.

TREE WORK — The first list of tree work was completed.

PAINTING — One home was painted in August. Three are being prepped to paint next.

ROOFING - One roof replacement is in progress. Two roofs are scheduled.

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. The pathway overlay is scheduled for September the 6th and 7th. Clean up of the island blackberries is in progress.

RV PARKING LOT — At this time, there are 7 non-electrical and 10 electrical spaces available. Repair of the main gate is scheduled to be completed by the end of August. Mowing and removal of the weeds, blackberry and ivy is complete.



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](#)

Five new requests were received and approved.

New garage door.

Removal of back deck. No replacement.

Replacement of rotting siding around chimney casing.

Landscaping requests/changes around entire house.

Addition of 10'x10' deck on side of house with 2 ½' railing.

Replacement of driveway, sidewalk and back patio.

When hiring contractors to make approved changes and additions to your property, be diligent about checking out any previous jobs they may have done and get references. In some cases, it will save you money in the long run.

Thank you and appreciation to all who have submitted requests for additions/changes prior to starting a project.

Our next meeting is Tuesday, September 17 at 7:00 p.m.

[Welcome Committee by Cheryl Patterson](#)

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.

[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 by Katie Kinsley, Chair

The Rules Committee sent out only 4 violation notices. We would like to thank the neighbors who have helped get the weed problem under control. Our community is as beautiful as ever.

We are reminding residents to keep their lawns free of items and pet feces to enable easy access for the groundskeeping crew for mowing. This also helps to keep up our community aesthetic.

A great service offered by Waste Connection NW is on FREE bulky item pick up per household annually. If you have an item to dispose of that does not fit into your trash bin, please call 360 892 5370 to schedule.

The Rules Committee is seeking some additional homeowners who would like to volunteer. If you are interested in helping to keep our community pleasant, please send an email to pinebrookrules@gmail.com



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

- **Rules Committee members** — Conduct monthly inspections of properties for compliance with HOA rules. Notify owners of violations and follow up to ensure compliance.
- **HOA Board members**— Two board positions are open for election in 2025 and two additional board members have indicated they will not be available to continue serving in 2025. **This leaves a majority of board positions to be filled.** The Board of Directors assists with the operation and governance and is critical to ensure continued viability of the Pinebrook Home Owners Association.

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

September 2024

Sun Mon Tue Wed Thu Fri Sat

1	2 Labor Day Card Night 6:00 pm Clubhouse	3	4	5 Mexican Train 12:30 pm Clubhouse 	6	7
8	9 Card Night 6:00 pm Clubhouse	10	11 Patriot Day 	12 Mexican Train 12:30 pm Clubhouse	13	14 National Cream Filled Donut Day
15	16 Card Night 6:00 pm Clubhouse	17 ACC Meeting 7:00 pm Clubhouse	18	19 Mexican Train 12:30 pm Clubhouse	20	21
22 Autumnal Equinox	23 Card Night 6:00 pm Clubhouse	24 Board Meeting 6:30 pm Clubhouse	25	26 Mexican Train 12:30 pm Clubhouse	27	28 National Good Neighbor Day
29	30 Card Night 6:00 pm Clubhouse					

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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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 KELLERWILLIAMS.



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 Moss Treatment

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