



October 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 - 1:00 pm - Monday, Tuesday & Friday

Future HOA Meetings

Next Board Meeting, Tuesday October 22, 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
Clubhouse Rental	4
Rules Committee	5
Contact Information.....	6
Monthly Calendar.....	7

Paving on 9th Street is scheduled to be completed by October 11

Trunk and Treat for kids is October 24, 5:30-7:00 pm at Evergreen Memorial Gardens –1101 NE 112th Ave—360-892-6060



President's Corner

By John M. Lovejoy - President, Board of Directors

Greetings again fellow owners and residents of Pinebrook.

I find that times goes by too fast and I have trouble keeping up with writing this column.

I want to take this opportunity to highlight and praise our ACC Committee and its Chair Sharon Marble for helping our HOA with this important role and the great support her husband Bob has provided. The ACC Committee is charged with the huge responsibility of ensuring that the Pinebrook CC&Rs, By Laws and Rules are upheld as they pertain to buildings, planting beds, railings and privacy screens within Pinebrook. One area noted in the ACC report this month, on page 4 of the newsletter, is the effort the committee puts forth working with homeowners on their choice of paint colors. Thanks to all the committee members for their time and effort.

The last couple of months I've mentioned the importance of volunteers in helping make Pinebrook a great place to live. If you have any spare time, and are willing to commit some of it to help out on a committee or the board, please let me know. You can email me at pinebrookhoapresident@gmail.com

As I mentioned last month, we have two of our board members will be leaving the area and unable to serve on the board in the future. Please consider a board position. I would be happy to talk with you about board responsibilities.

With winter on the horizon, hopefully Pinebrook will not have too many wind storms coming and creating chaos and havoc with downed branches and/or trees. Pray that any storm damage will be minimal. Also, with the fall weather a lot of trees will be losing their leaves. If there are piles of leaves near the curb, kids like to jump and play in the leaves which could be hazardous if there are any vehicles driving by. Please keep your kids safe.

Maintenance Supervisor Report

By Blaine (Ozzie) Ohswaldt

SEPTEMBER 2024

GROUNDSKEEPING—The groundskeepers are removing debris and trimming bushes as directed. Clean up of common grounds, mowing and blowing continues. Work on the irrigation system and the broadleaf spraying was completed.

TREE WORK — A new list of tree work is in progress.

PAINTING — Three homes were painted in September. One is being prepped to paint next and two are awaiting paint colors.

ROOFING - Two homes had roof replacements in September. One roof is scheduled. Nine homes had roof maintenance completed to date.

GUTTERS—One home is scheduled for a gutter replacement.

MOSS TREATMENT—Several homes are scheduled to be sprayed 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. Blue dye was installed. The pathway overlay is being scheduled. More to follow. Clean up of the island blackberries is in progress. A new mailbox is on order for replacement. One post light was repaired.

RV PARKING LOT — At this time, there are 7 non-electrical and 10 electrical spaces available. Repair of the main gate is complete. Mowing and removal of the weeds, blackberry and ivy is ongoing.



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](#)

Six new requests were received. Five were approved: Railing around back patio; French drain; Removal of rhododendron; Removal of tree; Replacement of 4 windows. One was referred to HOA Board: Fencing/railing around enlarged patio.

Paint colors are being approved. Sometimes an exception will be made if you absolutely do not find/want the colors from our paint matrix. In that situation bring a paint sample and trim color sample from Sherwin & Williams and bring it to our ACC Meeting. We meet on the third Tuesday of the month at 7:00 at the clubhouse.

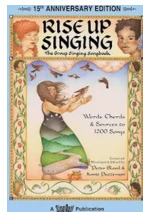
Our next meeting is **Tuesday, October 15 at 7:00 p.m.**

Hello Pinebrook,

Any folk singers or pickers in our neighborhood?

I would like to start a monthly song circle at the club house, using the “Rise up Singing Song book”, or any song you would like to share with the group. A chance to meet your neighbors to play and sing some old songs.

If interested, please call or email Yvonne—360-450-7849 or redsage@comcast.net



[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

The Rules Committee only sent out only 3 violation notices in September. Some additional violations we are making note of are: feeding the ducks, cats out catching songbirds, and not keeping yards tidy. Something else to keep in mind for our community is to make sure to slow down when driving. We appreciate all of our neighbors who are doing their part to keep our community nice. If you notice a violation and would like to report it, please complete a Resident Reporting Violation Form available at the office or on the website. Email the completed form with a picture to pinebrookrules@gmail.com or drop it in the slot beside the garage door at the clubhouse. Also, please email the rules committee if you would like to learn more about volunteering.

IF YOU SEE SOMETHING, SAY SOMETHING

Residents have reported people parking and/or camping overnight in and around the Pinebrook area.

The non-emergency number to report incidents such as these to law enforcement is 311. If an incident requires immediate response by police, 911 is appropriate. Reporting non-emergency incidents provides law enforcement the ability to track illegal activity in an area and increase patrols as necessary. It may also assist them in investigation of illegal activity in more than one area.

Additionally, if you have security cameras, they can be registered with the Vancouver Police Department. By registering your camera, law enforcement can quickly identify nearby cameras that may have captured criminal activity. 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.



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

October 2024

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

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DID YOU KNOW...

Your neighborhood is full of Federal Pacific Electrical panels which are considered to be a fire hazard? If you search this brand of panel, you can read for yourself and make an informed decision. When you go to sell your home, this panel will be in the inspection report to be changed.

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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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Pinebrook Homeowners' Association

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