



November 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 November 26, 2024, 6:30 pm will be in the Pinebrook Clubhouse



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Remember to

remove holiday decorations after the event

The Pinebrook Office will be closed on Thursday, November 28.



President's Corner

By John M. Lovejoy - President, Board of Directors

Greetings fellow residents and owners as we enter the month of November. This month, or maybe starting with Halloween on October 31st, kicks off the major Holiday timeframe that includes Veterans Day, Thanksgiving, Christmas, New Year's, and other religious holidays. It's usually a joyful time of the year. However, it's also an intensive work time of the year for our Homeowner's Association (HOA). The HOA must propose a budget for the New Year, make a decision on any dues increase, solicit bids for many of the maintenance responsibilities that Pinebrook has, and prepare documents for the Annual Meeting coming up in February. It's a lot on our plate and tough decisions have to be made and voted on. Pinebrook will be doing two mailings for owners in the next month and a half. The first will go out before December 1st, and the second will go out before Christmas,

Pinebrook has had its fair share of problems this past year. Luckily, the storms that came through the neighborhood did not cause too much damage. The wind and storm damage was a major topic of discussion as the board and a couple of owners discussed our upcoming budget. We also had a problem with our website going down due to aging programs and old equipment, but one of our neighbors, Brien Patterson, helped us get it back up. Several people thought we should have ongoing computer maintenance support to help keep all of our electronic systems up to date. We have a lot of information posted on the website, and owners and residents should consider using it as a valuable resource. As a reminder, Pinebrook's website is pinebrookvancouver.com, and if our website goes down again you can obtain a copy of the Voice by getting one out of the box to the left of the garage door at the clubhouse or by asking Colleen at pinebrookh@gmail.com to send you a copy by email.

The Bureau of Labor Statistics cost of living increase for the Seattle-Tacoma-Bellevue, WA, CPI-U, 12-month percent change from July 2023 to July 2024 was 3.8%, which is the maximum increase in dues that the board can pass. 3.8% of \$234.00 is \$8.89. Due to the increase in the cost of services, Pinebrook is \$8.00 short of having a balanced budget. Since that meeting, we were informed of an additional increase in the cost of accounting. Any increase in dues passed by the board in November will take effect beginning January 1, 2025. A notice will go out by mail to inform all owners of any increase.

The cold weather will be coming very soon. Owners are reminded that they should be weatherizing their pipes in case the freezing temperatures come early. Nobody wants to deal with the expense and problems caused by broken water pipes.

We need a Nominating Committee to find new board members as some board members have moved or are planning to move. If you have an interest, please contact Colleen. Pinebrook runs thanks to our part-time staff and many volunteers who live in Pinebrook. If you would like to help out on any of our committees or serve on the board, you may send in your name to our Office Assistant, Colleen, at Pinebrookh@gmail.com.

Be careful with the wet weather and associated hazards around ice and/or snow and stay safe!

Maintenance Supervisor Report

By Blaine (Ozzie) Ohswaldt

OCTOBER 2024

GROUNDSKEEPING—The groundskeepers are removing leaves and debris, mowing on as-needed basis. Winter fertilizer was applied. The irrigation system was shutdown for the winter and clean up of the common grounds in ongoing.

TREE WORK — The list of tree work is scheduled for end of October.

PAINTING — Two homes were painted in October. Fifteen homes were painted this year. Eleven homes had maintenance painting completed.

ROOFING - One home had a roof replacement in October. One roof is scheduled. Eight homes had roofs replaced this year.

GUTTERS—One home had a gutter replacement completed.

MOSS TREATMENT—Several homes were sprayed to control the moss.

ROOF AND GUTTER CLEANING — The third and final cleaning is completed.

COMMON AREA— Clean up of the creeks and ponds is in progress. Algae was removed from the East and West ponds. Blue dye was installed. Clean up of the island blackberries is in progress. The new mailbox is installed.

RV PARKING LOT — At this time, there are 7 non-electrical and 10 electrical spaces available. 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](#)

One new request approved for addition of pavers around existing patio and new sod in front yard. One completion approved of replacement of 4 windows.

Two continuing requests: (1) Propane reserve power generator and propane tank. No additional info from homeowner. (2) Request to address railing/fencing around patio slab that had been referred to Board by Committee in October. The Committee recommends staying with the Board's recommendations of 6-foot screening between patio and neighbors house and a 4-foot railing/fencing along back of property patio.

Our next meeting is

**Tuesday, November 19, 7:00 pm
In the Clubhouse**



[Clubhouse Available to Rent](#)

**Are you looking for a place to hold a Holiday 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

BOARD MEMBERS NEEDED



Pinebrook is seeking homeowners interested in serving on the Board of Directors. A term is for three years. To find out more about the responsibilities check the website pinebrookvancouver.com or contact the Pinebrook office at pinebrookh@gmail.com or 360 892 2028.

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

November 2024

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

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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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 website: www.pinebrookvancouver.com

