



## December 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

No Board Meeting in December.

Next Board Meeting, Tuesday January 28, 2025, 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 Report.....	5
Contact Information.....	6
Monthly Calendar.....	7

**Seeking Home-owners to serve on the Board of Directors. See page 5.**

**The Pinebrook Office will be closed on Wednesday, December 25, 2024 and Jan-**



## President's Corner

*By John M. Lovejoy - President, Board of Directors*

Hello fellow residents and owners.

We had a lot of motions passed during the November Board meeting, mostly in preparation for two major mailings and the Annual Meeting coming up in February. The Board passed an eight dollar a month increase in dues, so dues will go from \$234.00/month to \$242.00/month that takes effect January 1, 2025.

The required notice notifying all owners of the increase was mailed out at the end of November. Also mailed with it was a new Collections Resolution and an Amendment to the rules. Both documents update the late fee from \$35 to \$45 effective January 1, 2025. The Collections Resolution also makes several other changes to its procedures to collect the monthly dues of owners who do not pay or pay late. The Board also approved the Proposed Budget for 2025 that will be mailed out to all owners the last ten days of December. Owners will have an opportunity to vote on the Proposed Budget at the Annual Meeting being held February 11, 2025. There will also be other issues to be voted on as well as a vote on directors to fill the expiring terms of Karen Maxwell and John Lovejoy. The Board welcomes any experienced people that would like to fill any of these expiring vacancies or other vacancies that occur during the year. Also of significant note is that the Board approved a motion to cancel the December Board Meeting. You can read the November board meeting minutes when posted on the [pinebrookvancouver.com](http://pinebrookvancouver.com) website to view all of the motions that were passed.

We have made a few changes on how we have done some things over the past year which I think have been beneficial to Pinebrook. First, we saved a considerable amount of money by purchasing equipment that allowed a Pinebrook employee to do moss treatment. We also employed the services of two landscaping companies, each of which has worked with Pinebrook over the past few years that has utilized the strengths of each of them to streamline the maintenance upkeep of our sprinkler system and has done a better job of keeping up on tree and shrub trimming. It is not an easy task to complete all of the maintenance that Pinebrook is required to perform on behalf of owners and stay within budget each year, but I think our staff has done an excellent job!

Enjoy the remaining Holidays this year and as always, stay safe!

# Maintenance Supervisor Report

By Blaine (Ozzie) Ohswaldt

## NOVEMBER 2024

### GROUNDSKEEPING—

The groundskeepers are removing leaves and debris.

### TREE WORK —

The list of tree work was completed.

### ROOFING —

One home had a roof repair.

### MOSS TREATMENT—

Several homes were sprayed to control the moss.

### COMMON AREA—

Clean up of the creeks and ponds is in progress.

Clean up of the island is in progress.

The East pond return screen was removed and cleaned.

The aerators will be shut down in December for the winter.

### RV PARKING LOT —

At this time, there are 7 non-electrical and 10 electrical spaces available.

Removal of the weeds, blackberry and ivy is ongoing.

### NOTE:

**Don't forget to winterize your home.**

**Install foundation plugs and cover outside hose bibs.**



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.

One to remove a rotting deck and replace the area with sod and to remove a maple tree and arborvitae was approved.

One to plant a red maple tree, which was approved after determining that it was not a banned tree by the city.

Paint colors:

In the latter part of 2024, we added Let It Rain/Storm Cloud Trim and Cityscape/Gray Matters Trim.

For 2025 we are removing Silvermist and adding Rockwood Blue Green with Silvermist Trim.

**We will not have a meeting in December but will be taking requests and dealing with them online.**



## [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](mailto: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](http://pinebrookvancouver.com) or contact the Pinebrook office at [pinebrookh@gmail.com](mailto:pinebrookh@gmail.com) or 360 892 2028.

### **PINEBROOK HOA ANNUAL MEETING**

**TUESDAY, FEBRUARY 11, 2025**

**SIGN-IN 6:30 PM; MEETING AT 7:00 PM**

**AT THE CLUBHOUSE**

Materials will be mailed to all homeowners later in December. Please remember to return your proxy whether or not you plan to attend the meeting.

### **Rules Committee**

The Rules Committee only sent out 4 violation notices in November.

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](mailto:pinebrookrules@gmail.com) or drop it in the slot beside the garage door at the clubhouse.

Yard signs, including political, are allowed 30 days prior to an election and must be removed no later than 15 days after an election. Please comply with this rule.

The Holiday decorations are wonderful to see around our community. Please remember to take them down in a timely manner after the holidays are over.

Also, please email the rules committee if you would like to learn more about volunteering.



## Pinebrook HOA Contact Information

**Office:** 617 NE 127th Ave., Vancouver, WA 98684

**Website:** [www.pinebrookvancouver.com](http://www.pinebrookvancouver.com)

**Clubhouse Hours:** Monday-Tuesday, 10:00 am-1:00 pm

**Clubhouse/Office Phone:** 360-892-2028

**Office Email:** [pinebrookh@gmail.com](mailto:pinebrookh@gmail.com)

**Maintenance Supervisors Email:** [pinebrook.maint.supervisor@gmail.com](mailto:pinebrook.maint.supervisor@gmail.com)

**Maintenance Supervisors Cell #:** 360-726-9535

**Clubhouse Rental Contact Email:** [pinebrookh@gmail.com](mailto:pinebrookh@gmail.com)

**PHA ACC Committee** [sharonmarble@comcast.net](mailto:sharonmarble@comcast.net)

**PHA Rules Committee** [PinebrookRules@gmail.com](mailto: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

# December 2024

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



**Crown Electric**  
*Always Exceeding Your Expectations!*

**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.

**CALL NOW** for your **SPECIAL PRICING** to get your panel changed.  
*Mention this ad when calling!*

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

**kw** PREMIER PARTNERS  
 KELLERWILLIAMS.



**Rogue Exteriors**  
**Window Cleaning**  
 Power Washing - Gutter Cleaning  
 Moss Treatment

**503.298.9801**  
 licensed & insured  
 15% Off First Cleaning

**Pinebrook Homeowners' Association**

---

617 NE 127th Avenue  
 Vancouver, WA 98684

Phone: 360-892-2028  
 E-mail: pinebrookh@gmail.com  
 website: www.pinebrookvancouver.com

