



# Pinebrook Homeowners Association

617 NE 127th Avenue Vancouver, WA 98684

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November 29, 2024

Subject: Notice of \$8.00 increase in Monthly Assessment of Dues for 2025

Dear Homeowner:

At the Pinebrook Homeowners Association Board meeting held November 26, 2024, your Board of Directors approved an increase in the monthly assessment of HOA dues to \$242.00. This is \$8.00 per month more than the current assessment. This increase is less than last year's increase. The new dues rate is effective January 1, 2025.

The Board previously passed a Resolution to use the Seattle/Bellevue CPI upon which this increase is based for the year of July 1, 2023 through June 30, 2024, which for this past year was 3.8%. The Board felt we needed most of this increase for a number of reasons, including keeping up with the increase in roofing and painting costs, addressing some of the costs of increased vandalism in the area, roofing and painting more homes, maintaining our aging infrastructure, and the increasing costs for storm cleanup.

The proposed 2025 budget and notice of the annual meeting will be mailed to homeowners before the end of the year. The new budget will be voted on at the annual meeting to be held on February 11, 2025. If the 2025 budget fails, it will revert back to the 2024 Budget; however the dues increase will remain in effect.

Also enclosed in this mailing are the following actions taken by the Board at its November 26, 2024 meeting:

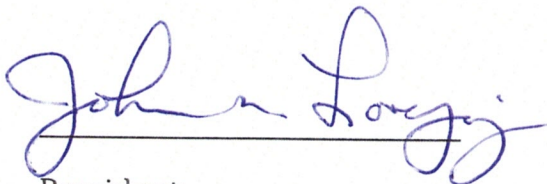
- HOA Rules amendment effective January 1, 2025 increasing the late payment fee from \$35.00 to \$45.00 (actually on the back of this page).
- new Collections Board Resolution 2024-1 effective January 1, 2025.

John M. Lovejoy  
President

Enclosures: Rules Amendment (back of this letter); Collections Resolution; Current Statement

# 1st Amendment to the Pinebrook Homeowners Association Rules Effective January 1, 2022

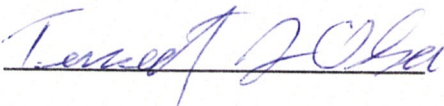
1. The base document "Homeowners Association Rules Effective January 1, 2022" can be found on Pinebrook's website at [pinebrookvancouver.com](http://pinebrookvancouver.com). Go to "Pinebrook Governing Documents" tab and click on "PHA-RULES 1.01.2022 Adopted\_12072021" to open the rules document.
2. Article III, DUES AND DELINQUENT ACCOUNTS, Section 1. Dues is amended as follows: Second sentence "A \$35.00 late fee..." is changed to "A \$45.00 late fee..."
3. This amendment was approved by the Pinebrook Board of Directors at the November 2024 meeting held on November 26, 2024, and takes effect on January 1, 2025.



President

11-26-24

Date



Secretary

11-26-24

Date