



The Pinebrook Voice

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

Special Board Meeting, Tuesday, January 7, 2025,
7:00 pm in the Pinebrook Clubhouse

Regular Board Meeting, Tuesday January 28, 2025,
6:30 pm in the Pinebrook Clubhouse



Inside this issue

President's Corner	2
Maint. Supervisor Report	3
ACC Committee Report	4
Clubhouse Rental	4
Contact Information.....	6
Monthly Calendar.....	7

The homeowner packet for the Annual Meeting was mailed December 23, 2024. Please return your proxy whether or not you plan to attend the February 11, 2025 meeting.

2025 monthly dues are \$242.00 due on the first of the month; delinquent if received after the 15th.



President's Corner

By John M. Lovejoy - President, Board of Directors

Greetings Pinebrook owners and residents. Most of the Holidays are now behind us as we enter the New Year 2025. Best wishes to all for a healthy and successful 2025.

The Pinebrook staff and directors have been busy the last several weeks putting together two mailings. The first mailing went out to all owners at the end of November and included a letter on the dues increase to \$242 per month, a new Collections Resolution, and an amendment to the Rules increasing the late fee to \$45 for any HOA dues payments not received at the Pinebrook office by the 15th of the month. The second mailing went out on December 23, 2024. That mailing of 10 pages, front and back, on 5 sheets of paper included the 2025 Proposed Budget, a By Laws amendment removing term limits, Notice of the Annual Meeting being held at 7pm on February 11, 2025 and associated paperwork like a Proxy and items to be voted on to include Financial Compilations for 2023 and 2024, and two Director Board terms/positions. I hope to see several you at the Annual Meeting. If you are an owner and did not receive any of the documents identified above or if the documents were damaged, please contact the Pinebrook office to receive any missing or damaged documents.

There will be a Special Board of Directors meeting on January 7, 2025 at 7pm at the Pinebrook Clubhouse to review and vote on who will be awarded the 2025 contract for Landscaping. The meeting will be open to Pinebrook owners and residents but the Board has the option whether or not to allow comment from audience members.

Have a safe January, and the next Regular Board Meeting will be held January 28th at 6:30pm at the Pinebrook Clubhouse.

Maintenance Supervisor Report

By Blaine (Ozzie) Ohswaldt

DECEMBER 2024

GROUNDSKEEPING—

The groundskeepers removed leaves and debris.

TREE WORK —

A new list of tree work is in progress.

ROOFING —

A new list of homes for re-roofing is in progress.

MOSS TREATMENT—

Several homes were sprayed to control the moss.

PAINTING —

A new list of homes to be painted is in progress.

COMMON AREA—

Clean up of the creeks and ponds is in progress.

The East pond return screen was removed and cleaned.

The aerators were shut down in December for the winter.

RV PARKING LOT —

At this time, there are 8 non-electrical and 10 electrical spaces available.

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

No meeting or report for December

Next Meeting
Tuesday, January 21, 2025
7:00 pm Clubhouse

IF YOU SEE SOMETHING, SAY SOMETHING

Residents have reported prowlers and breaking into automobiles and mailboxes.

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.



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.

PINEBROOK HOA ANNUAL MEETING

TUESDAY, FEBRUARY 11, 2025

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

AT THE CLUBHOUSE

Materials upon which the member will be asked to vote were mailed on December 23, 2024. If you have not received your packet, please contact the office: 360 892 2028 or pinebrookh@gmail.com

Please return your proxy even if you plan to attend so we can confirm we have a quorum to hold our meeting. If you attend, the proxy will be returned to you and a ballot to vote in-person will be issued.

The annual meeting is a time for all homeowners to come together.



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

January 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1 	2 Mexican Train 12:30 pm Clubhouse	3	4
5	6 Card Night 6:30 pm Clubhouse	7 <u>Special Board Meeting</u> <u>6:30 pm</u> <u>Clubhouse</u>	8	9 Mexican Train 12:30 pm Clubhouse	10	11
12	13 Card Night 6:30 pm Clubhouse	14	15	16 Mexican Train 12:30 pm Clubhouse	17	18
19	20 Martin Luther King Jr. Day Card Night 6:30 pm	21 <i>ACC Meeting</i> <i>7:00 pm</i> <i>Clubhouse</i>	22	23 Mexican Train 12:30 pm Clubhouse	24	25
26	27 Card Night 6:30 pm Clubhouse	28 <i>Regular Board Meeting</i> <i>6:30 pm</i> <i>Clubhouse</i>	29	30 Mexican Train 12:30 pm Clubhouse	31	

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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

