



# Pinebrook Homeowners Association

617 NE 127th Avenue Vancouver, WA 98684

Office: 360-892-2028 Fax:

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

## WELCOME TO PINEBROOK

Pinebrook Homeowners Association is pleased to welcome you to our community as our newest neighbor. Pinebrook is a special place, with ponds and streams, mature trees, large common areas and a mile of paved walking paths to enjoy. We hope you will take advantage of all that our community has to offer.

The clubhouse with a full kitchen is available to rent. It is a great place for birthday parties, showers, family holiday dinners, etc. - all of those things that our houses can't accommodate. For more information or to reserve a date, contact Yvonne Mancini (360 450 7849).

Pinebrook is a very open community without fences to cut us off from our neighbors or prevent us from melding into the beautiful surroundings. With the openness comes the responsibility of each of us to respect the rights of our neighbors. Please always put your pets on a leash and pick up after your faithful friends. In addition to consideration for your neighbors, the contractors cannot mow if feces is in the lawn. We also ask that you pick up after yourself in the common areas as cigarette butts, trash and other debris reduce the attractiveness of our community.

Our monthly meeting of the Board of Directors is held on the 4<sup>th</sup> Tuesday of each month starting at 6:30pm in the clubhouse. Our monthly newsletter, *The Pinebrook VOICE* is available on our website ([pinebrookvancouver.com](http://pinebrookvancouver.com)) or can be found at the clubhouse in the box by the garage door.

Our Association has many benefits including maintenance activities performed by contractors and our on-site employees. Please visit our website for more details on Association responsibilities as well as those of our residents and homeowners. As with most HOA's there are rules which must be followed. A full list of these rules can be found on our website but are also included with this welcome letter. Additionally, the other governing documents including by-laws and CC&Rs are available on the website. If there are ever questions, please call our office at 360-892-2028 or visit the website.

Thank you for living in Pinebrook and welcome to our community.

Cheryl Patterson, Welcoming Committee Chairperson  
Pinebrook Homeowners Association