



February 2025

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

Annual Meeting Tuesday, February 11, 2025, 7:00 pm in the Pinebrook Clubhouse

Regular Board Meeting, Tuesday February 25, 2025, 6:30 pm in the Pinebrook Clubhouse



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Annual Membership Meeting, Tuesday February 11, 7:00 pm

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

Seeking Homeowners to serve on the Board of Directors and committees. See page 5.



President's Corner

By John M. Lovejoy - President, Board of Directors

Greetings fellow owners and residents.

As we enter February, we approach the Annual Meeting on February 11, 2025. Over the past few months, I have expressed the concern that to function effectively, Pinebrook needs volunteers to serve on our board of directors in addition to serving on one or more of Pinebrook's committees.

Fortunately, we have at least one owner stepping forward to fill one of the vacancies on the board with Karen Maxwell not running for another three-year term. We will probably have one or two additional vacancies in the next few months as a couple of directors have indicated they may be making final moves to other locations such as California and Portugal. Making a life move like that is understandable, and I appreciate their agreement to stay on the board until they confirm that they will no longer be able to serve. I also want to thank Karen Maxwell for everything she has done for our community. She frequently walks throughout Pinebrook, talks with her neighbors, and brings some of her and their concerns to the office staff and other board members' attention. Nice work and thanks, Karen!

In the last couple of months, I formed a committee to help find more volunteers. I want to thank Nancy Over and Sharon Marble for meeting with me to identify potential volunteers. If anyone else wants to help find volunteers, please let us know. I hope to have a few meetings over the next several months identifying people who will be able to help us out in any way they can. I am reaching out to all those in Pinebrook who appreciate the many benefits of living in this great community setting. If you are willing to volunteer on the committee, please email our Office Assistant, Colleen Hoss, at pinebrookh@gmail.com. Non-owner residents can volunteer to work on committees.

We need your time and your voice to ensure a smooth operation at the minimal cost we all enjoy. The alternative would be to turn these duties over to a consulting company. That of course would end up costing us a lot more money, requiring us to change the CC&Rs and maybe up to double the dues, to meet all of the obligations outlined in the CC&Rs. Pinebrook still has a lot of challenges ahead of us. It helps to have neighbors pitch in and get involved to make Pinebrook a better place in which to live. Some owners think the HOA can do just about anything. That simply is not the case! There are 205 homes in Pinebrook, and the HOA does what it can to service all of them, and this is not easy.

Our volunteers and staff do amazing work, but we don't have enough of them. So, if you can help, please sign up for one or two of the committees. One final plug for our Annual Meeting, to be held on February 11th. Please check in at 6:30pm so we can start the meeting at 7pm. A packet has been mailed to every owner. If you cannot attend, please at least complete the proxy. If you have misplaced your proxy, a replacement is available at the office. Your dues must be current to vote. Anyone you designate to cast your vote must also be current on their dues to vote on your behalf. I hope to see as many owners as can make it on Tuesday night! Keep safe!

Maintenance Supervisor Report

By Blaine (Ozzie) Ohswaldt

JANUARY 2024

GROUNDSKEEPING—

The groundskeepers are removing leaves, debris and trimming bushes when directed. A new landscape contractor will be starting on February 3, 2025

TREE WORK —

A new list of tree work is being compiled.

PAINTING —

The paint notification letters were mailed out asking homeowners to pick their colors.

ROOFING —

Two homes had a roof replacement in January and one home is in progress.

MOSS TREATMENT—

Several homes were sprayed to control the moss.

COMMON AREA—

Clean up of the creeks and ponds is in progress.

Removal of blackberry bushes on the West pond island is complete.

Removal of bushes in the East pond is complete.

A new mailbox was ordered to replace the old one on NE 8th Place.

The pathway overlay is being rescheduled.

RV PARKING LOT —

At this time, there are 7 non-electrical and 11 electrical spaces available.

Spraying and removal of weeds, blackberry and ivy is scheduled when weather conditions permit.

We are looking into installing new chain link fencing across the front entrance.



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](#)

Four new requests were received and approved -- Heat pump, installation of man door on side of garage, exhaust fan in attic eave, removal of ailing deciduous tree.

Dog runs are not permitted in Pinebrook. An illegal dog door was discovered, and plans are underway by the owner to have it removed.

A reminder that if homeowners are planning to make changes to the outside of their house, replace windows, major changes to planting beds or planting shrubs and trees, an ACC Request is required and needs approval before the project begins. Thank you.

Next meeting, February 18, 7:00 p.m.

[FIRCREST NEIGHBORHOOD ASSOCIATION](#)

:Pinebrook HOA is included in the Fircrest Neighborhood Association. They hold their monthly meetings online the second Tuesday of each month and provide useful information on what is happening in our general area including community planning and police activity. Sharon Marble usually attends the online meetings and would appreciate other Pinebrook residents' participation. Contact her for additional information.

Upcoming: On May 3, the Fircrest Neighborhood Association will hold it's annual recycle day which is a good way to get rid of large and small items. More to come.

[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 AND COMMITTEE MEMBERS NEEDED



Pinebrook is seeking homeowners interested in serving on the Board of Directors or on committees. 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 or misplaced your proxy, 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

February 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2 	3 Game Night 6:30 pm Clubhouse	4	5	6 Mexican Train 12:30 pm Clubhouse	7	8
9	10 Game Night 6:30 pm Clubhouse	11 <i>Annual Membership Meeting Sign in 6:30 Meeting 7:00</i>	12	13 Mexican Train 12:30 pm Clubhouse	14 	15
16	17 President's Day  Game Night 6:30 pm Clubhouse	18 <i>ACC Committee Meeting 7:00 pm Clubhouse</i>	19	20 Mexican Train 12:30 pm Clubhouse	21	22
23	24 Game Night 6:30 pm Clubhouse	25 <i>Board Meeting 6:30 pm Clubhouse</i>	26	27 Mexican Train 12:30 pm Clubhouse	28	

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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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