



March 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

Regular Board Meeting, Tuesday March 25, 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	5
Contact Information.....	6
Monthly Calendar.....	7

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 Pinebrook owners and/or residents! We had a successful Annual Meeting, approving the budget and electing Joe Edwards and John Lovejoy to the Board of Directors for 3 year terms. The Pinebrook 2025 budget, ByLaws change, and the Financial Compilations for 2023 and 2024 were all approved. Thank you to all owners who were able to attend or who submitted their proxy. At one of the recent board meetings, an owner requested that the Maintenance List that goes out to new owners that explains what is and is not covered by their dues be provided to all owners. So to emphasize the importance of this information, I am including it here in my President's Corner below. However, I will see that this Maintenance list is repeated in a future Voice. Have a safe and prosperous March 2025!

List of maintenance items on your property covered by the monthly dues:

1. Roof repairs or replacement as needed from normal wear.
2. Gutter repairs or replacement as needed from normal wear.
3. Roof and gutter cleaning 3 times a year.
4. Moss treatment on roofs as needed weather permitting.
5. Exterior painting only. On a 14-year rotation after an inspection confirming the need to paint.
6. Landscape maintenance. Mowing weekly during growing season, hard and soft edging every other mowing, turf fertilizing twice yearly. The elimination of turf weeds will include post emergent and spot spraying. **Round up will not be used.**
7. Irrigation of the lawn areas.
8. Trimming of trees to remove dangerous broken branches and branches that are dangerous to the maintenance crews.
9. For the year of 2025. The weeding of planting beds will be performed using appropriate manual and/or chemical control methods, including but not limited to applying a pre-emergent to bed areas two (2) times per year.
10. The yard debris will be picked up weekly if placed by the roadway and not in **plastic bags, and no dirt or rocks.**

NOTE: If you prefer to maintain your own property, or if you don't want spraying in your planting beds.

Please let the office know at 360-892-2028.

List of items on your property not covered by the monthly dues:

Exterior siding.
Concrete walks and driveways.
Maintenance or removal of trees not covered by the above.
Landscape plantings.
Domestic water pipes
Any glass surfaces
Painting of decks, railings or privacy screens.

NOTE: Any damage to your property caused by extreme weather conditions is the homeowner's responsibility.

Maintenance Supervisor Report

By Blaine (Ozzie) Ohswaldt

FEBRUARY 2024

GROUNDSKEEPING—

The groundskeepers are removing debris and blowing. The new landscape contractor is Valley Scapes. They have been here before and are very familiar with the property.

TREE WORK —

The new list of tree work is being compiled.

PAINTING —

The paint notification letters were mailed out asking homeowners to pick their colors. Their response has been light.

ROOFING —

One home had a roof replacement in February.

ROOF AND GUTTER CLEANING —

The first gutter cleaning is in progress.

MOSS TREATMENT—

Several homes were sprayed to control moss when weather permitted.

COMMON AREA—

Clean up of the creeks and ponds is in progress.

The new mailbox was installed to replace the old one on NE 8th Place.

The pathway overlay is being rescheduled.

Two pathway lights were repaired.

RV PARKING LOT —

At this time, there are 8 non-electrical and 11 electrical spaces available.

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



Never Fear, Ozzie's Here

Maintenance Supervisor Corner

Attention Homeowners:

Our new landscapers, Valley Scapes, will be spraying this spring.

IF YOU DO NOT WANT YOUR FLOWER BEDS

SPRAYED OR PRE-EMERGENT APPLIED,

please contact me—

Ozzie—as soon as possible. If you do not,

Pinebrook will not be responsible for loss of plantings.

I am compiling a “do not spray list”.

If you want your bushes trimmed, let me know at:

pinebrook.maint.supervisor

@gmail.com or

360 726 9535 or

ACC Committee Report By Sharon Marble, Chair

There were no ACC requests nor were there any completions other than the enclosure of the unauthorized dog door.

With spring in the air, our thoughts may be on tackling outdoor projects, i.e. major changes to planting beds or planting shrubs and trees or making changes to the outside of the house, replacing windows, etc. Remember to submit an ACC Request, **which needs approval prior to beginning the project.**

Paint notification letters were mailed out asking homeowners to select their colors. Swing by the office and pick up a paint selection book. Several changes have been made.

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

FIRCREST NEIGHBORHOOD ASSOCIATION

Next Fircrest Neighborhood Meeting—March 4 at 7:00 pm via Zoom

In addition to the usual check-in with city representative(s) and neighborhood police officer, the meeting will include guest speakers who will update us on the progress and plans for developments along NE 117th Avenue in our neighborhood. We meet via Zoom. People can start logging in at 6:50 pm. We start the meeting at 7pm

[https://us06web.zoom.us/j/88446633509?](https://us06web.zoom.us/j/88446633509?pwd=Bb42cf5z2LIRISL3KNWhSxHAPWdUrt.1)

[pwd=Bb42cf5z2LIRISL3KNWhSxHAPWdUrt.1](https://us06web.zoom.us/j/88446633509?pwd=Bb42cf5z2LIRISL3KNWhSxHAPWdUrt.1)

Meeting ID: 884 4663 3509

Passcode: 073855

:Pinebrook HOA is included in the Fircrest Neighborhood Association. They hold their monthly meetings online the first 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.

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.

Clubhouse Available to Rent

**Are you looking for a place to hold a
Celebration or 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



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
Joe Edwards	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

March 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	12	13 Mexican Train 12:30 pm Clubhouse	14	15
16 	17 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	29
30	31 Game Night 6:30 pm Clubhouse					

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

