



April 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 April 22, 2025, 6:30 pm in the Pinebrook Clubhouse



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President's Corner

By John M. Lovejoy - President, Board of Directors

Greetings Fellow Residents and Owners.

Hard to believe that winter may be behind us, and warmer weather lies ahead. This is perhaps the best time of the year to walk throughout Pinebrook's path system to observe and enjoy the creeks, ponds and wildlife. April usually brings out the mother ducks and their ducklings. I enjoy watching them each and every year, as I am sure you will too. Please do not feed or throw anything at the ducks, and if you have kids, let them know too. There are plenty of signs posted throughout Pinebrook to remind everyone.

On the business side of things, owners are reminded of their obligation to pay the monthly assessment. This is mandatory and must be received in the Pinebrook office by the 15th of each month to avoid a \$45 late fee. Most owners may believe that the assessment is due on the 15th of the month, but this is not correct. The assessment is due on the first of each month, and the account is delinquent if at least \$242.00 is not received by the 15th. Some owners are still paying the old rate even after paying the correct rate a month or two earlier! No one wants to pay a late fee so I suggest owners set up an auto payment with their financial institution with instructions to make the payment on the 2nd or 3rd of each month in order to give their bank or credit union at least 10 days for their check to arrive by the 15th. Letters have been sent to owners warning a late fee will be charged if at least \$242 is not paid.

Our Maintenance Supervisor, Ozzie, informs me that we have a solid bid on completing improvements to about one-third of our path system this year. But as of this writing, we don't have a firm date on when work will begin. I expect the company doing the work will mark the path before beginning work. Please use caution once the work starts. That's all I have for this month except a final reminder that owners who do not want their flower beds on their property sprayed for weeds should notify Ozzie by sending an email to him at pinebrook.maint.supervisor@gmail.com with a copy to our office assistant at pinebrookh@gmail.com. Enjoy the nicer weather and stay safe!

Maintenance Supervisor Report

By Blaine (Ozzie) Ohswaldt

MARCH 2024

GROUNDKEEPING—

The groundskeepers are mowing weekly when weather permits, removing debris, hard edging and blowing.

TREE WORK —

The new list of tree work is completed and a new list is being compiled.

PAINTING —

One home has been prepped and painted in March and colors have been received for nine more homes.

ROOFING —

One home had a roof replacement in March. Four homes have been completed to date.

ROOF AND GUTTER CLEANING —

The first gutter cleaning is three-quarters completed.

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 pathway overlay is being rescheduled—more to follow.

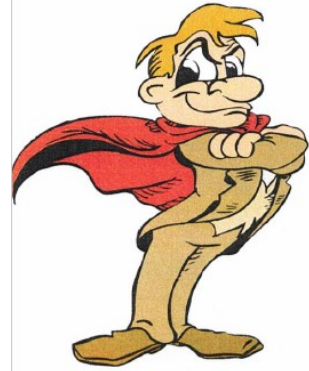
Three pathway lights were repaired.

The pond aerators were turned on for the summer.

RV PARKING LOT —

At this time, there are 10 non-electrical and 11 electrical spaces available.

Spraying and removal of weeds, blackberry and ivy is in progress 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 three requests that were approved – planting of two small trees and five arborvitaes; removal of an overgrown tree with invasive roots; paver path additions/changes in yard and new shrubs and plants in planting beds.

Reminder: An ACC Request must be submitted, **which needs approval prior to beginning the project**, when making major changes to planting beds, planting shrubs and trees or making changes to the outside of the house, replacing windows, etc.

Next meeting, April 15, 7:00 p.m.

FIRCREST NEIGHBORHOOD ASSOCIATION

Next Fircrest Neighborhood Meeting— April 1 at 7:00 pm via Zoom

In addition to the usual check-in with city representative(s) and the neighborhood police officer, the guest speaker is City Councilor Will Fuentes. A financial report, upcoming events and development updates will also be presented. People can start logging in at 6:50 pm. The meeting starts 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

The association is looking for volunteers to help with the May 3 Annual Clean Up and the Annual Eastside Community Picnic and National Night Out August 5.

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.

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.

There is currently one vacancy on the Board of Directors.

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
Vacant	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

April 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 Fircrest Neighborhood Association Meeting Online 7:00 pm—see page 4 of newsletter	2	3 Mexican Train 12:30 pm Clubhouse	4	5
6	7 Game Night 6:30 pm Clubhouse	8	9	10 Mexican Train 12:30 pm Clubhouse	11	12
13	14 Game Night 6:30 pm Clubhouse	15 ACC Committee meeting 7:00 pm Clubhouse	16	17 Mexican Train 12:30 pm Clubhouse	18	19
20 Easter 	21 Game Night 6:30 pm Clubhouse	22 Board Meeting 6:30 pm Clubhouse	23	24 Mexican Train 12:30 pm Clubhouse	25	26
27	28 Game Night 6:30 pm Clubhouse	29	30			

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*849JK



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



Rogue Exteriors

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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

