



**May 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 May 27, 2025, 6:30 pm in the Pinebrook Clubhouse



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**July 11-12, 2025**

**See the Article on  
page 5**



## President's Corner

*By John M. Lovejoy - President, Board of Directors*

Greetings fellow owners and residents:

We made it through a relatively calm spring, meaning I don't recall Pinebrook having any severe wind storms that caused a substantial amount of damage to more than one or two homes that may have been affected by falling branches or trees. Storm cleanup can adversely affect our budget each year as the board tries to predict how much money to allocate for that category. A few years ago our budget took a large hit after a major storm hit Pinebrook and ended up costing Pinebrook over \$27,000 for the cleanup. Such events are difficult to predict, and if a severe storm hits and causes extensive damage, it would negatively impact our ability to meet all of our needs within the budget.

Last month, I gave everyone a heads up that Pinebrook had a solid bid on completing improvements to about one-third of our path system this year. Now this month I can report that most of that work has been completed. However, please continue to use caution when you walk the new sections of the path. The new layer of asphalt is laid on top of the existing layer, thereby raising the height of the path. This means there is a larger drop-off if you should step off of the edge of either side of the path, thereby risking injury. We are trying to minimize that drop-off by putting additional dirt and/or other materials on each side of the path. So please continue to use caution when walking those newer sections and try to stay away from the edges.

Coming up this month will be the renewal of Pinebrook's liability insurance and insurance covering members serving on the Pinebrook board. We are also trying to get our Reserve Study updated by working with the company that completed the last two studies. For walkers, it still is not too late to find one or two groups of ducks with ducklings in the ponds or streams. They are fun to watch, and one mother still has seven ducklings.

I want to thank Sharon Marble, Connie Homoly, and Joanna Sickles for organizing and spearheading a social gathering of both new and existing neighbors. Coffee, other liquid refreshments, and cookies were available, and a lot of information about Pinebrook was shared with about thirty people that were in attendance. A poll of everyone showed interest in having more of these type events once a month if enough people step up to help run them. Please let the office know if you have interest in helping.

Weed spraying is a major concern to some owners so I am going to make one final reminder for those owners who do not want the flower beds on their property sprayed for weeds. Again if you don't want your flower beds sprayed, please notify Ozzie by sending an email to him at [pinebrook.maint.supervisor@gmail.com](mailto:pinebrook.maint.supervisor@gmail.com) with a copy to our office assistant at [pinebrookh@gmail.com](mailto:pinebrookh@gmail.com). That's all for now. Enjoy the weather and please stay safe!

# Maintenance Supervisor Report

*By Blaine (Ozzie) Ohswaldt*

**APRIL 2025**

## **GROUNDKEEPING—**

The groundskeepers are mowing weekly, removing debris, hard edging and blowing. The irrigation start-up and audit is scheduled for May 5th.

## **TREE WORK —**

A new list is being compiled.

## **PAINTING —**

Five homes has been painted and colors have been received for six more homes.

## **ROOFING —**

One home had a roof repair completed in April.

## **ROOF AND GUTTER CLEANING —**

The first gutter cleaning is 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 were cleared of dirt and moss and the overlay was scheduled for the last week in April. Chemicals were added to the ponds to control the sludge on the bottom.

## **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:

Please Note:  
Broad Leaf Spraying will  
be done the week of  
May 27th

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  
360 892 2028

## **ACC Committee Report By Sharon Marble, Chair**

There were five ACC requests approved – (1) Addition of four azalea plants to planting bed and removal of two bushes. Project has been completed. (2) Addition of two small windows on side of house, raising the height of patio roof, replacement of front door, addition of two hydrangeas. (3) Addition of Radon Mitigation System. (4) Addition of pergola, 2' wire border around patio, garden planters for on patio. (5) Grey trek railing around patio with rolling gate.

Requests that were denied: (1) Hot tub. (2) Electric Sauna – further information needed.

A project that was submitted and approved in October for pavers around existing patio, new sod front yard, and brick trim to separate lawn from planting beds, has been completed.

An ACC Request must be submitted when undertaking major changes to planting beds or planting shrubs and trees or making changes to the outside of the house, replacing windows, etc.

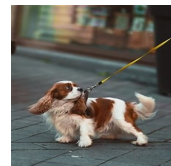
**The ACC request needs approval prior to beginning the project.  
Failure to do so could result in fines being assessed.**

**Next meeting, May 20, 7:00 p.m.**

## **Rules Committee**

**Spring is here. Residents are reporting dogs and cats outside unleashed and running loose.**

A reminder when dogs and cats are outside they must be on a leash at all times in accordance with:  
CC&Rs, - Article X Section 2 and  
Pinebrook Rules—Article X Section 2



**Please be good neighbors and take care of your pets.**

## **PINEBROOK'S ANNUAL GARAGE SALE**

### **JULY 11TH AND 12TH, 9-5**

Now is the time to start clearing out your clutter! The Pinebrook Annual Garage Sale is coming up and we hope you can join us. The more people who join in, the more shoppers we can attract.

To participate, please contribute \$5.00 (separate check or cash) along with your lot number to the Pinebrook Office. You will be added to the garage sale map that will be posted online and we will put signs at each participating cul-de-sac. Your contribution helps cover the cost of the ad that will be in the Columbian



### **COFFEE ANYONE?**

It was great to see thirty Pinebrook neighbors at Saturday's social hour and to meet new residents and catch up with "old" residents.

Those who attended felt it was a good idea to gather possibly once a month. In order for that to happen, we need people willing to help set up and clean up. Currently we do not have a Clubhouse Chairman to coordinate the coffees, but several residents have expressed an interest in working together on the event

If you are willing to work with other neighbors and coordinate the monthly coffees, please either email the office [pinebrookh@gmail.com](mailto:pinebrookh@gmail.com) or call and leave a message at (360)892 2028

### **Clubhouse Available to Rent**

#### **Are you looking for a place to hold a Celebration?**

#### **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](mailto:pinebrookh@gmail.com)



## Pinebrook HOA Contact Information

**Office:** 617 NE 127th Ave., Vancouver, WA 98684

**Website:** [www.pinebrookvancouver.com](http://www.pinebrookvancouver.com)

**Clubhouse Hours:** Monday-Tuesday, 10:00 am-1:00 pm  
**Clubhouse/Office Phone:** 360-892-2028  
**Office Email:** [pinebrookh@gmail.com](mailto:pinebrookh@gmail.com)

**Maintenance Supervisors Email:** [pinebrook.maint.supervisor@gmail.com](mailto:pinebrook.maint.supervisor@gmail.com)  
**Maintenance Supervisors Cell #:** 360-726-9535

**Clubhouse Rental Contact Email:** [pinebrookh@gmail.com](mailto:pinebrookh@gmail.com)  
**PHA ACC Committee** [sharonmarble@comcast.net](mailto:sharonmarble@comcast.net)  
**PHA Rules Committee** [PinebrookRules@gmail.com](mailto:PinebrookRules@gmail.com)

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### PHA Board Members

John Lovejoy	President
Garrett Wolverton	Vice President
Tim Olsen	Secretary
Stephen Nash	Treasurer
Beth Barber	Director
Joe Edwards	Director
Karen Maxwell	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

# May 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 Mexican Train 12:30 pm Clubhouse	2	3
4	5 Game Night 6:30 pm Clubhouse	6	7	8 Mexican Train 12:30 pm Clubhouse	9	10
11 Mothers Day 	12 Game Night 6:30 pm Clubhouse	13	14	15 Mexican Train 12:30 pm Clubhouse	16	17 Armed Forces Day 
18	19 Game Night 6:30 pm Clubhouse	20 ACC Committee 7:00 pm Clubhouse	21	22 Mexican Train 12:30 pm Clubhouse	23	24 [
25	26 Memorial Day  Game Night 6:30 pm Clubhouse	27 Board Meeting 6:30 pm Clubhouse	28	29 Mexican Train 12:30 pm Clubhouse	30	31



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**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.

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*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

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## 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

