



**June 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 June 24, 2025, 6:30 pm in the Pinebrook Clubhouse



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**Community  
Coffee Sat-  
urday, June  
14, 11-1**



**July 11-12, 2025**

**See the Articles  
on page 5**



## President's Corner

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

Greetings again fellow owners and residents.

This month Pinebrook is getting back to work on updating its Reserve Study. Four Pinebrook representatives had an on-site first meeting with Garit Champ of the Reserve Study Group this first week of June.

The Washington State legislature made it necessary that Homeowner Associations adequately fund their Reserves to protect and enhance the physical assets in their communities. It also protects and enhances the investment that each owner has made in buying property in the community. It does this by making sure that funds are available to replace worn-out components on a timely basis while avoiding the need for special assessments. Pinebrook has not had a special assessment during the entire time that I have lived in the community going back to 1998. It did have a rough patch a few years earlier when it got behind on maintaining the roofs, and as a result, had to increase its dues in order to have sufficient funding to get back on track. While some members have objected over the years to doing a Reserve Study, your Board of Directors has taken seriously its fiduciary responsibility for the association to adequately fund its Reserves and try to address its future needs. Many of you know that Pinebrook maintains the roofs and gutters, maintains the lawns, trees and in-ground sprinkler system, and does the painting to mention a few components. These are not easy tasks, but our staff does its best to take care of the needs of our community.

Last month, we engaged our tree representative to conduct some tree maintenance to remove dangerous hangers that were identified. We also rely on our members to let our staff know if they encounter potential hazards throughout our path system. In fact, in the past month Pinebrook upgraded about 33% of its path network based on a previous Reserve Study. Our Reserve Study looks out thirty years so I hope our community members appreciate what your Board does for everyone.

I mentioned last month that Pinebrook would renew its liability insurance and insurance covering members serving on the Pinebrook board. That has been completed. I also acknowledged a few members for their work in organizing and spearheading a social gathering of both new and existing neighbors. I understand that work continues this month. We also have the neighborhood Garage Sale coming up in July. Please volunteer to help if you can, and thank you to the volunteers that are putting these activities together.

I'm sure there is more I can say, but I'm running out of time to get this to our office assistant, Colleen, so she can get The Voice newsletter posted on our website and put hard copies in the box outside the Clubhouse garage door. Please be sure to check out what we post on our website at [pinebrookvancouver.com](http://pinebrookvancouver.com). If you have expertise in website hosting, we still have work to do so let Colleen know your information so she can pass it on to me. This job that I do as President of the HOA can be a bit overwhelming at times so any help is appreciated. Again, our office assistant email is [pinebrookh@gmail.com](mailto:pinebrookh@gmail.com). That's it for this month. Keep enjoying the good weather and as always, please stay safe!

# Maintenance Supervisor Report

By Blaine (Ozzie) Ohswaldt

**MAY 2025**

## **GROUNDSKEEPING—**

The groundskeepers are mowing weekly, removing debris, hard edging and blowing. The irrigation start-up and audit is in progress, one 6" main line was repaired.

## **TREE WORK —**

The first list of tree work was completed in May.

## **PAINTING —**

Two homes were painted in May and seven have been painted to-date. One home is being prepped this week.

## **ROOFING —**

Two homes had roof replacements completed in May.

## **ROOF AND GUTTER CLEANING —**

The second roof and 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 path overlay was completed in May. We are installing dirt along the edges to eliminate the drop off. Chemicals were added to the ponds to control the sludge on the bottom. One light pole was repaired.

## **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

**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

**FREE...FREE....FREE**

If anyone would like free  
wood chips, they are availa-  
ble in the clubhouse park-  
ing lot. You will have to  
haul them yourself.

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

There were three ACC requests approved – (1) Replace windows & front door; clear weeds and plant flowers in back yard/common area and front flower bed. (2) Plant azaleas, hostas and other plantings around perimeter of house. (3) Plant two forsythia on lot.

Requests that were denied: (1) Greenhouse. (2) Artificial green turf and dog run.

Requests submitted that need additional information: (1) Paver placement along patio/side of house. (2) Wood/screen enclosure on current deck creating an Arizona room.

Completions were: (1) Removal of a tree between two driveways. (2) Removal of overgrown tree from front yard. (3) Planting of two forsythias.

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, installing heat pumps, air conditioners, etc.

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

**Next Meeting, June 17, 7:00 p.m.**

### **FIRCREST NEIGHBORHOOD ASSOCIATION MONTHLY MEETING**

**First Tuesday, 7:00 pm via ZOOM**

**People can start logging in at 6:50 pm.**

[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: 844 4663 3509

Passcode: 073855

## **Rules Committee**

### **Summer Reminders**

**Noise Consideration:** -Please keep outdoor noise, such as music, parties and children playing loudly to a minimum whenever possible.

**Exterior Changes:** -If you plan to make any exterior modifications to your property, please submit an ACC Request Form available on our website at [www.pinebrookvancouver.com](http://www.pinebrookvancouver.com)

**Fire Safety:** -Fireworks, open fires, non-propane fire pits are not Allowed

**Water Safety** -Please tell your kids to leave the ducks and fish alone and to stay out of the ponds and creeks

## **PINEBROOK'S ANNUAL GARAGE SALE JULY 11TH AND 12TH, 9-5**

Seeking Residents to assist with the Community Garage Sale—Distribute fliers, set up and take down signs. To Help email or call the office at [pinebrookh@gmail.com](mailto:pinebrookh@gmail.com) or 360 892 2028.

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



### **NEXT COMMUNITY COFFEE**

It was great to see thirty Pinebrook neighbors at last month'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. The next coffee is scheduled for [June 14 from 11:00 am—1:00 PM.](#)

To continue to meet, we need help with 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.

**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



# June 2025

| Sun   | Mon | Tue  | Wed | Thu  | Fri   | Sat   |
|---|-----|--|-----|--|---|---|
| 1   | 2   | 3<br>Fircrest Neighbor-<br>hood Association<br>Meeting<br>Online 7:00 pm—<br>see page 4 of the<br>newsletter | 4   | 5<br>MexicanTrain<br>12:30<br>Clubhouse                    | 6   | 7   |
| 8   | 9   | 10   | 11  | 12<br>MexicanTrain<br>12:30<br>Clubhouse                   | 13  | 14<br><i>Community<br/>Coffee 11-1<br/>Clubhouse<br/>-All Welcome-<br/>Flag Day</i><br> |
| 15<br> | 16  | 17<br><i>ACC<br/>Meeting<br/>7:00 pm<br/>Clubhouse</i>   | 18  | 19<br>Juneteenth<br><br>MexicanTrain<br>12:30<br>Clubhouse | 20<br>Summer<br>Solstice<br> | 21  |
| 22  | 23  | 24<br><i>Board<br/>Meeting<br/>6:30 pm<br/>Clubhouse</i>   | 25  | 26<br>MexicanTrain<br>12:30<br>Clubhouse                   | 27  | 28  |
| 29  | 30  | July 11-12, 2025<br>      |     |  | <b><u>NO<br/>FIRE-<br/>WORKS<br/>ALLOWED<br/>WITHIN<br/>PINEBROOK</u></b>   |   |

**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

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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

