



July 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 - 2:00 pm Monday - Thursday

Cameron VonLetkemann — same hours as Ozzie

Office Assistant

Colleen Hoss - 9:00 am - 1:00 pm - Monday, Tuesday & Friday

Pinebrook Offices will be closed Friday July 4, 2025

Future HOA Meetings

Regular Board Meeting, Tuesday July 22, 2025, 6:30 pm in the Pinebrook Clubhouse



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July 11-12, 2025

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President's Corner

By John M. Lovejoy - President, Board of Directors

Greetings again fellow owners and residents.

Hello again fellow Pinebrook owners and residents. Another month has quickly gone by. This is the toughest time of each month for me as I write this letter. It's my opportunity to let you, the owners and residents, be informed as to what the board and I are doing with what is going on in Pinebrook. For this month, we are still in the process of updating our Reserve Study. The company, Reserve Study Group, is helping us with that endeavor. They have helped us prepare our 2016 and 2023 Reserve Studies in the past, and the board recently voted to employ them again in helping us with a multiyear contract of three years, for consistent and stable pricing, as we move forward over the next few years. The plan is to have a new study every year or two. The law is sufficiently vague on the exact timing of the requirements that gives us some flexibility on when they are actually done and I think we are doing them in a very reasonable timeframe to keep costs and relevance in check. Once completed, we can email a copy to any owner who would like a copy. The large number of pages make it too costly to print and mail copies out to the owners, but we can certainly provide any owner with a pdf copy.

So far this year, Pinebrook's Maintenance Supervisor, Ozzie, informs me we are keeping our overall sprinkler system working each month and our pond levels are where they should be. We still have an occasional breakdown when lines break or when a resident accidentally drives over and damages a sprinkler head in their yard. The system may still work, but until fixed, may not be working efficiently for all lines affected by the break. Please try not to drive on the lawns.

One positive development this year is the board taking responsibility for weed control off of owners and residents and putting it back on our landscapers. This means the rules committee will not be writing any violation notices for weeds. However, I have walked my yard and have found many weeds for which I probably would have been written up for if it was still last year. I will be speaking to our landscape company about it, but for now, I helped them out by pulling most of the weeds myself.

The 4th of July is almost upon us again, and with our entire subdivision heavily forested, it can be a serious fire hazard should any trees catch fire. So as in previous years, please don't set off fireworks inside of Pinebrook to help minimize this hazard. Ozzie and crew have already posted "no fireworks" signs throughout Pinebrook as a reminder.

The days will be getting hotter, so stay cool and drink plenty of water, and enjoy the rest of the summer.

Maintenance Supervisor Report

By Blaine (Ozzie) Ohswaldt

JUNE 2025

GROUNDSKEEPING—

The groundskeepers are mowing weekly, removing debris, hard edging and blowing. The irrigation start-up and audit is complete, one 6" main line and one 3" main line were repaired. Broadleaf spraying is scheduled for the first week of July. Valley Scapes will be trimming bushes and doing weed control. If you need bushes trimmed please let me know.

TREE WORK —

The new list of tree work is in progress. If you have tree issues please let me know.

PAINTING —

Two homes were painted in June and nine have been painted to-date.

ROOFING —

One home had a roof replacement completed in June.

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. We are installing dirt along the pathway edges to eliminate the drop off. Chemicals and blue dye were added to the ponds to control the sludge on the bottom and algae growth. Blackberry bushes were removed from the island in the West pond.

RV PARKING LOT —

At this time, there are 10 non-electrical and 11 electrical spaces available. Mowing of the grass, 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 five ACC requests approved – (1) Resurfacing of patio and extending it four feet. (2)

10'x12' premade gazebo for on a patio. (3) French drain and river rock to allow drainage. (4) Heat pump/air conditioner. (5) Replacement of both porch sliders and window on side of slider.

Completions were: (1) Plantings including azaleas and hostas around perimeter of house. (2) Planting of two forsythia. (3) Installation of French drain with river rock. (4) Installation of heat pump/air conditioner. (5) An extensive landscaping project and three window boxes.

There are ten approved requests pending completion.

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

Next meeting, July 15, 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 Is Here

Outside burning of any kind is not permitted, except for charcoal barbecues, propane appliances and propane fire pits..

Installation of window wall mounted air conditioners and all exterior air conditioning units and heat pumps must be approved by the ACC (Architectural Control Committee)

All personal property must be stored neatly upon patios when not in use and must not be left on the grass or flower beds which can impede maintenance activities.

The Rules Committee meets the first Tuesday of each month for two to four hours. We currently have openings available. If interested please call the Pinebrook office—360 892 2028

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 or 360 892 2028.

Last Chance to Participate! 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.



COMMUNITY COFFEE

Pinebrook Neighbor Coffees will resume in September. We look forward to visiting with you then.

If you are willing to work with other neighbors and coordinate the monthly coffees, please either email the office 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



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
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

July 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	<u>No Fireworks Allowed in Pinebrook</u>	1	2	3	4 Independ- ence Day 	5
6	7	8	9	10 Mexican Train 12:30 pm Clubhouse	11 	12
13	14	15 <i>ACC Committee Meeting 7:00 pm Clubhouse</i>	16	17 Mexican Train 12:30 pm Clubhouse	18	19
20	21	22 <i>Board Meeting 6:30 pm Clubhouse</i>	23	24 Mexican Train 12:30 pm Clubhouse	25	26
27	28	29	30	31 Mexican Train 12:30 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*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

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

