



September 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

Future HOA Meetings

Regular Board Meeting, Tuesday, September 23, 2025, 6:30 pm in the Pinebrook Clubhouse



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**The kids are
back in school**

**Please drive
carefully**





President's Corner

By John M. Lovejoy - President, Board of Directors

Greetings fellow owners and residents.

Summer is almost behind us. We have been fortunate thus far with our sprinkler systems this year as breaks in our pipes have been minimal and most of our lawns have been on the green side. Unfortunately, there are some properties that have experienced some difficulty with the sprinkler system.

It's also the time of the year when we start looking at our budget for the upcoming year. Back on November 27, 2018, your Board of Directors passed Board Resolution 2018-3 approving the cost of living increase for the Seattle-Tacoma-Bellevue, WA, area as the maximum cap for any dues increase. I plan to take comments from the audience in attendance to discuss any changes to the Board Resolution and go over any potential increase in dues. If you cannot attend the meeting and wish to provide input, please send a letter or provide written comments to Colleen at Pinebrookh@gmail.com.

Our various committees like ACC, Rules, Welcome, RV, and Nominating can still use volunteers. If you would like to help out on any of these committees, you may send in your name to Colleen at the email address given in the previous paragraph. I am happy to see that one of our committees is sponsoring a community coffee get together this coming Saturday, September 13 at the clubhouse from 10am to 12pm. Please attend if you can.

The last few weeks, we've been mailing out statements to owners that have a past due balance. If you received one of these statements, please make every effort to bring your dues account current. If you are past due and cannot bring your account current right away, please reach out to me or Colleen through the office email to see if we can come up with a payment plan that will keep you out of collections. It appears that Pinebrook has a small increase in the number of owners that are past due on paying their dues on time. We would like those owners to make every effort to bring their account current. Once an account is turned over to collections, our collections agent is required to make contact with the owner on behalf of Pinebrook.

Summer weather is still with us, but it will be gone soon. Enjoy the warmer weather while it lasts and hope to see some of you at our next board meeting.

Best Regards:

John Lovejoy

Maintenance Supervisor Report

By Blaine (Ozzie) Ohswaldt

AUGUST 2025

GROUNDSKEEPING—

The groundskeepers are mowing weekly, removing debris, hard edging and blowing. The irrigation system is being worked on for minor problems. Broadleaf spraying is scheduled to continue when temperatures permit. Valley Scapes will be trimming bushes, clean up of common area, and weed control. If you need bushes trimmed please let me know.

TREE WORK —

The new list of tree work is in progress. I will be contacting the contractor. If you have tree issues please let me know.

PAINTING —

Two homes were painted in August with three more to be painted this year.

ROOFING —

The last roof replacement for the year will be completed in August.

ROOF AND GUTTER CLEANING —

The second roof and gutter cleaning is in progress.

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. Bushes and low hanging branches were cut back where needed. The gate and fence were repaired in the swing set area. New mailboxes were ordered for NE 7th Street.

RV PARKING LOT —

At this time, there are 9 non-electrical and 11 electrical spaces available. Mowing of the grass, spraying and removal of weeds, blackberry and ivy is in progress as work load permits.



Never Fear, Ozzie's Here

Maintenance Supervisor **Corner**

Please remind your children when playing in the common area to pick-up their toys and litter.

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 available in the clubhouse parking lot. You will have to haul them yourself.

ACC Committee Report By Sharon Marble, Chair

There were five new requests which were approved. They included new water service from meter to house, replacement of a patio cover, approval of existing gazebo, ductless heat pump, and redesign of existing planting bed that included a tree.

There were two new requests, freestanding fence around patio for dog which was denied and garage door removal and addition of French doors, which is pending for additional information.

Completions were replacement of windows, ductless heat pump, 10x10 gazebo, patio cover replacement and redesigned planting bed with addition of a tree.

There are ten approved requests pending completion.

A reminder that according to Pinebrook CC&Rs, an ACC Request **must be submitted by the owner**. The ACC Request needs approval prior to beginning the project. Failure to do so could result in fines being assessed.

Next meetings. Please note these are changes from the normal third Tuesday dates.

Monday, September 15; Tuesday, October 14. Both are at 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

Receive the Fircrest Neighborhood Newsletter online by emailing the association at fircrestna@gmail.com

Rules Committee

Rules Reminders

No major repairs or restoration of any vehicle shall be done on any lot or in the Common Area

No personal property or articles of residents shall be left or stored in the Common Area

The volunteer Rules Committee has openings. We meet on the first Tuesday of each month at 11:00 am. Usually takes only two or three hours.



COMMUNITY COFFEE
SATURDAY, SEPTEMBER 13, 2025
10:00 AM - 12:00 PM



**Enjoy time with your neighbors and meet
new residents and homeowners.**

We need volunteers to help coordinate the monthly coffees.

It's easy and you get to work with your neighbors.

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

September 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 <i>Labor Day</i> 	2	3	4	5	6
7	8	9	10	11  Mexican Train 12:30 pm Clubhouse	12	13  Coffee Social 10:00 a-noon
14	15	16 ACC Committee Meeting 7:00 pm Clubhouse	17	18 Mexican Train 12:30 pm Clubhouse	19	20
21	22	23 Board Meeting 6:30 pm Clubhouse	24	25 Mexican Train 12:30 pm Clubhouse	26	27
28	29	30				

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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



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

