



November 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, November 25 2025, 6:30 pm in the Pinebrook Clubhouse



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To assist us in communicating with you, please update your and renter information when phone numbers or email addresses change



President's Corner

By John M. Lovejoy - President, Board of Directors

Greetings fellow owners and residents,

After a lot of sunny days, fall has finally brought with it several days of rain. In the interest of getting this newsletter out, I am keeping my comments short this month.

This is probably the toughest time of the year with the Board preparing and then finalizing the budget for 2026. At the last meeting, the Board approved an increase in the dues for 2026 of 2.7%. A letter will be going out to all owners notifying everyone of the increase. We must pass the maximum allowed in order to keep up with rising costs. As far as our current budget, looks like we will finish the year within our projections. Fortunately we have had fewer unexpected infrastructure failures, pipe breaks, pump failures, and less vandalism of our mailboxes this year. We still have a few things to purchase before year-end before we can finalize the 2025 budget.

As far as our neighborhood is concerned, Pinebrook does get a lot of traffic from both residents and non-residents using our streets and pathways to walk through Pinebrook. One of our neighbors spoke at our last meeting about people walking their dogs using our pathways and allowing their dogs to take a dump on our grass without cleaning the mess up. If you see this happening and you have a phone handy, please take pictures or say something to the owner of the dog.

Looks like in 2026, there may be up to two Board member positions that may become available. Both Beth Barber and Tim Olsen have terms that expire in February. As I recall, one of them indicated a possibility of running again. Sorry but my memory is failing as to who told me. Any owner who would like to serve a three year term on the board, please contact any board member or Colleen at the office and let us know.

The Saturday, Nov 8, coffee is being rescheduled to Saturday, Nov 15. Hope some neighbors can attend. It's at the clubhouse from 10am to 12pm. Please attend if you can make it and meet some of your neighbors.

Well, that is it for now. I wish all residents and owners a Happy Thanksgiving since one of my favorite Holidays is coming up a little later this month. Hope everyone has an enjoyable dinner and celebration!

As always, stay safe!

Maintenance Supervisor Report

By Blaine (Ozzie) Ohswaldt

OCTOBER 2025

GROUNDSKEEPING—

- The groundskeepers are mowing weekly, removing debris, leaves and blowing.
- The irrigation system is shut down for the winter.
- Valley Scapes is trimming bushes, cleaning up the common area and storm debris Broadleaf spraying was completed.
- If you need bushes trimmed please let me know.

TREE WORK —

- The list of tree work is in progress.
- If you have tree issues, please let me know so I can take care of them while they are here.

PAINTING —

- Maintenance painting is in progress.

ROOFING —

- Moss treatment is scheduled.

ROOF AND GUTTER CLEANING —

- The third 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.
- Blackberry bushes were removed from the West pond island.
- The new mailboxes were installed for NE 7th Street.

RV PARKING LOT —

- At this time, there are 8 non-electrical and 11 electrical spaces available.



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 three new requests of which two were approved. Replacement of two privacy screens and stabilization of pavers on back patio and temporary plastic cover for four months to protect sensitive plants.

One request for planting an Autumn Gold Gingko tree was delayed until further study of the size of the tree and the area where it will be planted.

There are eight approved requests pending completion. A reminder – If the project is not started within six months from date of request, a new request must be submitted. The project must be completed within ten months from the start date.

Next meeting. Tuesday, November 18 at 7:00 pm

Rules Committee

Homeowners/Residents Responsibilities

Homeowners/Residents should not make changes to the exterior of the home or lot without approval of the Architectural Control Committee. The items listed below are a guide.

- Planting of trees and shrubs
- Installation of AC or heat pump units
- Removing trees or shrubs
- Installation of windows, doors, garage doors and siding
- Replacement of driveways
- Installation of any type of object in the lawn
- Installation of any type of fencing
- Installation of any concrete flatwork
- Installation or removal of decks
- Installation of anything on the roof
- Replacement of lawns/grass
- Adding or changing the shape or size of planting beds

The Rules Committee has openings. We meet on the first Tuesday of each month at 11:00 am. It usually takes two to three hours. Interested? Please contact the office.



COMMUNITY COFFEE
SATURDAY, NOVEMBER 15, 2025
10:00 AM - 12:00 PM



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

Future Coffee: December 13, 2025

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.

RESIDENT ANIMAL RESPONSIBILITIES

Article X, Section 2 of the Pinebrook Rules states in part:

“Any dog or cat allowed outside must be on a leash at all times”

“Owners are responsible for cleaning up after their pets on the lots and in the common area”

Non-compliance with these rules is subject to Rules violations notifications and fines. Your neighbors are not responsible for your pets.

PLEASE be a responsible pet owner.

Clubhouse Available to Rent

Are you looking for a place to hold a Holiday Event?

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



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

NOVEMBER 2025

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

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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.

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*848JK



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

Do you have a business you would like us to advertise?
 Call the Pinebrook office and ask about placing an ad in our newsletter next month!

Pinebrook Homeowners' Association

617 NE 127th Avenue
 Vancouver, WA 98684

Phone: 360-892-2028
 E-mail: pinebrookh@gmail.com
 website: www.pinebrookvancouver.com

