



December 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

The December Board meeting is cancelled.

Regular Board Meeting, Tuesday, January 27, 2026, 6:30 pm in the Pinebrook Clubhouse



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Letters were sent to owners recently advising of the 2026 monthly dues approved by the Board of Directors. As a reminder of options for paying dues, see article on page 5.



President's Corner

By John M. Lovejoy - President, Board of Directors

Greetings fellow Pinebrook owners and residents.

The Pinebrook Board of Directors passed several motions at the November Board Meeting in preparation for the Annual Meeting coming up in February. All owners should have received a letter notifying everyone of the dues increase that takes effect on January 1st. The monthly dues payment for all of 2026 will be \$248.50 per month, an increase of \$6.50 per month equal to 2.7 percent, coincidentally about the same as the Social Security cost of living increase. Please update any autopay that you currently have set up with your financial institution, and then later check to insure that the new dues amount will be deducted each month for the rest of 2026.

Some of the motions passed at the November meeting include the proposed Pinebrook 2026 Annual Budget, setting the Annual Meeting date as February 10, 2026, transferring funds between operating and replacement accounts as part of financial realignment of resources for operating to reserve accounts, cancelling the December Board meeting, and other motions pertaining to items needed to be voted on at the Annual Meeting to include doing a financial compilation for 2025 in lieu of a full audit. The cost of an audit is considerably more money than a financial compilation and state law allows a financial compilation in lieu of a full audit if the membership votes to approve it. Most of the documents that are being mailed the last two weeks of December will be documents that are necessary to be sent in order to ensure we have a successful Annual Meeting.

Also in November, Pinebrook got a preliminary report on our latest Reserve Study. I may have more to say about that at the next Board Meeting.

Any owner wishing to have a say in how Pinebrook conducts its business should consider becoming a new board member. We have one vacancy right now. If you ever considered being on the board, now would be a good time to help out.

This winter has been particularly warm as far as low temperatures are concerned. I don't think the temperature has hit freezing so far this winter. The future forecast predicts freezing temperatures near the end of the month. Enjoy the lack of freezing weather while it lasts.

It's time to close out my comments for this month. Enjoy the upcoming holidays and hope to see everyone next year!

Maintenance Supervisor Report

By Blaine (Ozzie) Ohswaldt

NOVEMBER 2025

GROUNDKEEPING—

- The groundskeepers are mowing as needed, removing debris, leaves and blowing.
- Valley Scapes is trimming bushes, cleaning up the common area.
- If you need bushes trimmed please let me know.

TREE WORK —

- The list of tree work is in completed.
- If you have tree issues, please let me know.

PAINTING —

- Maintenance painting of four homes was completed in November.

ROOFING —

- Two homes have repairs scheduled for December.

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.
- Three pathway light poles were replaced with new fixtures.
- Two pathway light poles were repaired and new fixtures installed.

RV PARKING LOT —

- At this time, there are 7 non-electrical and 11 electrical spaces available. Mowing of the grass, spraying and removal of the weeds, blackberry, and ivy is in progress as weather and 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.



Cold weather has arrived. Don't forget to cover your outdoor water faucets and foundation vents.

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. Installation of heat pump and installation of weatherized windows. The request to install a dish on 6-foot pole in front yard was denied. HOA Rules, "ARTICLE VIII. SECTION 2.2 Satellite dishes must be mounted on the roof.... "

We have had numerous requests for pergolas, which have been approved. These sit on the deck or patio. At the time of some of these requests, no mention was made of tarps or nettings attached to these pergolas. We feel these are designed to be tied back when not in use. Some match the color of the house, others do not. This issue was taken to the Board at the last HOA meeting. Some view these as temporary seasonal structures. It was pointed out that some of the tarps/nettings do not match the color of the house. This affects the esthetics of the neighborhood. ACC will be revisiting tarps and nettings at our January ACC meeting.

ACC will not be meeting in December. However, we will be acting via email on any requests we receive. Holiday greetings and best wishes for a prosperous new year.

Next meeting. Tuesday, January 20 at 7:00 pm

Rules Committee

VEHICLE REMINDERS

Recreation vehicles, trucks with more than 2 axles, boats and trailers are not to be parked on any Lot.

No major repairs or restoration of any vehicle shall be done on any Lot or in the Common Areas.

Vehicles shall not be driven on, or parked on, any lawn area or curb, either on individual Lots or Common Areas.



COMMUNITY COFFEE
SATURDAY, DECEMBER 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.

Upcoming Coffees: January 10, February 14, March 14, 2026

DUES PAYMENT OPTIONS

Pinebrook accepts dues payments by check or money order only. Many owners set up with their financial institution an automatic payment and have a check mailed to Pinebrook on or near the first of each month. If your financial institution requests an account number use your lot number or have them put your lot number in the memo portion of your check.

Dues are due the first of each month and are delinquent and incur a late fee if not received in the Pinebrook office by the 15th of the month. Many owners choose to pay quarterly, semi-annually or annually.

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

DECEMBER 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13 <i>COMMUNITY COFFEE/ SOCIAL 10:00 AM— NOON</i> 
14	15	16	17	18	19	20
21	22	23	24	25 <i>CHRISTMAS DAY</i> 	26	27
28	29	30	31 <i>NEW YEAR'S EVE</i> 			

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crownelectric240@yahoo.com

Lic. # Crowne#348JK



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

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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

