



January 2026

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, January 27, 2026, 6:30 pm in the Pinebrook Clubhouse



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2026 monthly dues are \$248.50. Please adjust your payments

The annual meeting is February 10, 2026. Please submit your proxy even if you plan to attend the meeting.



President's Corner

By John M. Lovejoy - President, Board of Directors

Dear Homeowners and Renters:

If you are reading this, congratulations. It's now the year 2026 and you get to celebrate a new year. We didn't have a board meeting in December, but I, as president, am putting out a new Voice newsletter near the beginning of the new year despite the lack of a meeting. As usual, I'm sure there will be challenges as we proceed throughout 2026. Hopefully, your board will make wise decisions.

Pinebrook's Annual Meeting is coming up in February. I've already announced the date, time, and location in an earlier newsletter plus every owner should have received a four-page letter front and back in the mail that has a lot more details. The proposed 2026 budget is also in that mailing. Please contact the Pinebrook office if you did not receive the packet in the mail.

What's new for 2026? Pinebrook will be making a renewed effort to get your permission to send owners information by email in order to reduce mailing costs. We normally don't send out statements, but with email we could do that with minimal expense or as an added bonus. However, past due accounts will receive notice by mail or other means.

If your shrubs need trimming, please contact Pinebrook's Maintenance Supervisor, Ozzie, to get it scheduled if you want Pinebrook to do the trimming.

If you own an RV and want it stored in our RV lot in 2026, please make the annual payment and complete any required paperwork. Registration is required to be current in order to keep your space. You will also need a new key as the lock will be changed. An RV lot invoice will go out soon. Questions, call Ozzie at [360-726-9535](tel:360-726-9535).

I have noticed that Pinebrook's landscaping crew has been picking up branches from recent high winds. I'm not sure if your area has been picked up yet. If it goes too much longer without being picked up, please let Ozzie know so he can follow up with the landscaping crew.

There may be more to say, but that is what is currently on my mind. Enjoy the new year, watch where you walk, and keep safe.

Best Regards to All and I hope to see you at the Annual Meeting.

John Lovejoy

Maintenance Supervisor Report

By Blaine (Ozzie) Ohswaldt

DECEMBER 2025

GROUNDKEEPING—

-The groundskeepers are mowing as needed, removing storm debris, leaves and blowing.



Never Fear, Ozzie's Here

TREE WORK —

-A new list of tree work is being compiled.
-If you have tree issues, please let me know.

PAINTING —

-A new list of homes to be painted is in process..

ROOFING —

-A new list of homes for roofing is in progress.

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.

RV PARKING LOT —

-At this time, there are 7 non-electrical and 11 electrical spaces available.

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 was one new request, which was approved. It was the addition of a window to the back side of the house.

Approval was given for the removal of a huge fir tree that had invaded the sewer system and the underside of the house causing extensive damage.

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

Rules Committee

Have you read the Rules of Pinebrook?

An easy way is to log into our website: pinebrookvancouver.com then click on Pinebrook's Governing Documents, scroll down and click on PHA-Rules 1.01.2022 Adopted.

If you need to report a violation, go to Pinebrook's home page, click on Pinebrook Forms, scroll down, click on PHA Resident Reporting Violation form.

You can also request any information you need from our Pinebrook's office. The office can email or provide printed copies for you.

If you are unable to attend our monthly Board meetings, I encourage every homeowner and renter to check our website monthly. The Voice and Board Minutes are a great way to stay current and informed.

Are you interested in the Rules of Pinebrook? The rules committee meets once a month, the first Tuesday for about two hours. We are currently looking for volunteers. If you are interested, please contact the Pinebrook office



COMMUNITY COFFEE
SATURDAY, JANUARY 10, 2026
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: February 14, March 14, 2026

2026 ANNUAL MEETING

The 2026 Annual Meeting of members is scheduled for February 10, 2026. Sign in at 6:30 pm, meeting at 7:00 pm.

The information for the 2026 Annual Meeting of members was mailed last month. If you did not receive the packet, please notify the Pinebrook office.

Whether or not you plan to attend the meeting, please return the proxy that was included in last month's annual meeting mailing so we can ensure there will be a quorum for the meeting.

Clubhouse Available to Rent

Are you looking for a place to hold an 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

January 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 <i>Happy New Year</i>	2	3
4	5	6	7	8	9	10 <i>Coffee Hour</i> <i>10:00 am</i>
11	12	13	14	15	16	17
18 <i>Martin Luther King Holiday</i>	19	20 ACC Meeting 7:00 pm Clubhouse	21	22	23	24
25	26	27 Board Meeting 6:30 pm Clubhouse	28	29	30	31

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Licensed, Bonded & Insured 360.896.4122

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

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

