



February 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

Annual Meeting, February 10, 2026, 6:30pm sign in; 7:00pm meeting in the Pinebrook Clubhouse

Regular Board Meeting, Tuesday, February 24, 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

Greetings fellow residents and owners,

The Annual Meeting is coming up in a few days on Tuesday, February 10th. Please check in early at 6:30 pm so we can start the meeting at 7:00 pm. Every owner should have received a packet in the mail except for board members who received it in their inbox at the Pinebrook office. If an owner cannot attend the meeting, please designate a member to vote on your behalf by completing the proxy and turn it in to the office. If you don't have someone to designate on the proxy, just write in any board member to cast your votes. If you misplaced your proxy, a replacement can be obtained at the Pinebrook office. Your dues must be current to cast your vote. Anyone you designate to cast your vote must also be current on their dues to vote on your behalf. I hope to see many owners that can make it Tuesday night at the Annual Meeting.

I will use the remaining space to highlight some of the accomplishments your board has achieved, but not in any particular order.

In terms of this past year's budget: for roof replacement we came in under budget by almost \$4,000. House painting was approximately \$6,000 under budget.

On the administrative side, The Reserve Study Group completed another Reserve Study November of 2025. We use that study to help us determine what infrequent projects (outside of our yearly budget) we will complete out of our replacement funds.

We also updated the Pinebrook Employee Handbook to recognize and reward our employees. We updated our computers instead of buying new computers thanks to our maintenance apprentice, Cameron, and saved money there.

Pinebrook purchased equipment and an ATV so Pinebrook could cut costs on removing moss off of roofs.

Several of the newer style mailboxes were installed to increase the security of everyone's mail. We succeeded in continuing good working relationships with many of our contractors and vendors. We also kept up an excellent track record of paying them promptly.

There are several other accomplishments, but I'm running out of space. This will be continued in the President's Corner next month. Have a great 2026!

John Lovejoy

Maintenance Supervisor Report

By Blaine (Ozzie) Ohswaldt

JANUARY 2026

GROUNDSKEEPING—

-The groundskeepers will mow as needed and as weather permits. Removing debris, blowing, and trimming bushes. If you need bushes trimmed, please let me know.

TREE WORK —

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

PAINTING —

-Painting notification letters of homes to be painted this year will be mailed soon.

ROOFING —

- Nine homes are to be reroofed for 2026.

ROOF AND GUTTER CLEANING —

-The first roof and gutter cleaning for 2026 is in progress.

COMMON AREA—

- Cleanup of the creeks and ponds is in progress.
- Nine new pathway light poles with new fixtures are scheduled
- The last four old mailboxes are scheduled for replacement in 2026

RV PARKING LOT —

- At this time, there are 7 non-electrical and 11 electrical spaces available.
- Bids are being accepted to replace the chain link fencing and removal of the ivy, dead trees and bushes.



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 two new requests. (1) Planting of an Autumn Gold Gingko. It was approved. Planting will be done by Friends of the Trees. (2) Installation of a glass greenhouse next to gazebo on cement pad/deck. It was denied on the basis that it is not fitting for Pinebrook for visual appeal and safety concerns.

There was one completion -- installation of a heat pump and new weatherized windows at one house.

A decision has not been reached on tarps and nettings attached to pergolas/gazebos. As mentioned in the December Voice -- at the time of some of the ACC requests for pergolas/gazebos, no mention was made of tarps or nettings attached to these units. We feel these are designed to be tied back when not in use. 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.

A reminder that when adding items or making construction changes to your property, an ACC Request Form and approval is required. Over the past couple months, we have found three changes/additions that required an ACC Request, which were not requested or approved – ramp to the front of the house, a gazebo on the deck and a pop-up canopy tent on the deck.

Next meeting. Tuesday, February 17 at 7:00 pm

NOTICE TO PINEBROOK OWNERS WITH RENTAL PROPERTY

Pinebrook has been informed that the City of Vancouver has instituted a **Rental Registration Program** for properties within the city limits.

It is our understanding that residential rental properties must be registered with the City.

If registered before March 30, 2026, registration is free until January 1, 2027.

If registered after March 30, 2026 there is a \$30.00 per unit fee.

For full information, we suggest Pinebrook owners of rental property access the City of Vancouver website and/or email

rentalregistration@cityofvancouver.us



COMMUNITY COFFEE
SATURDAY, February 14, 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: 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 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

February 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10 ANNUAL MEETING 6:00 pm sign in 7:00 pm meeting Clubhouse	11	12	13	14 VALETINE'S DAY  <i>Coffee/Social</i> <i>10:00 am—</i> <i>Noon</i> <i>Clubhouse</i>
15	16 <i>PRESIDENT'S DAY</i>	17 ACC Meeting 7:00 pm Clubhouse	18	19	20	21
22	23	24 Board Meeting 6:30 pm Clubhouse	25	26	27	28

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Licensed, Bonded & Insured — **360.896.4122**
 crownelectric240@yahoo.com

Lic. # Crown*949JK



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
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Rogue Exteriors
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 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

