



April 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

9:00 am - 1:00 pm - Monday, Tuesday & Friday

Future HOA Meetings

Regular Board Meeting, Tuesday, April 28, 2026, 6:30 pm in the Pinebrook Clubhouse



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**Enjoy what our
beautiful
community
offers this spring**



President's Corner

By John M. Lovejoy - President, Board of Directors

Greetings fellow Pinebrook owners and/or residents!

Hard to believe that spring is already upon us. I think this is the best time of the year to walk the pathways of Pinebrook and enjoy the wildlife, the scenery and the weather. Be on the lookout for mother ducks and their ducklings as they will be appearing soon. Please do not feed them. The ducks can take care of themselves.

Some of the homeowners have received paint letters from our Maintenance Supervisor, Ozzie. If your lot is due painting, please get with Ozzie and follow the detailed instructions in the letter. If you misplaced the letter, contact him for another copy of the letter. The sooner homeowners get their information submitted, the sooner any minor repairs can be completed and the painting work scheduled. Weather can be fickle this time of year with either rain or winds. The sooner a house that is due painting is scheduled, the sooner Pinebrook can get the work done.

We are almost at the beginning of April with Easter in the first week of April, but some owners are still paying the old dues rate. The new dues are \$6.50 a month higher to now \$248.50. Please catch up on the new monthly rate if you are an owner in arrears. Notices have been sent out that a \$45 late fee will be assessed if at least the minimum \$248.50 is not received by the office by the 15th of each month, and that starts with the April dues. A three month grace period for not paying the new rate is now expired.

On a sad note, Pinebrook is losing one of its most valued employees due to her retirement. She has done a lot for Pinebrook these past four plus years, and she truly will be missed by everyone who has worked with her, especially me. We will be going through an adjustment period as we will try to fill her shoes. Our office efficiency will no doubt suffer without her expertise and solid work ethic, but we all wish her a relaxing, fruitful, and enjoyable retirement. Thanks, Colleen, for all the many things you have done for Pinebrook to help support the Board, your fellow employees, the homeowners, support staff, contractors, and all residents. Please enjoy more time spent with family and have a great retirement without the pressures of working for someone else! Again, thank you for everything!

As always, everyone enjoy the weather and keep safe.

Maintenance Supervisor Report

By Blaine (Ozzie) Ohswaldt

MARCH 2026

GROUNDSKEEPING—

-The groundskeepers are mowing 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 being compiled. If you have tree issues, please let me know.

PAINTING —

-Painting notification letters of homes to be painted this year were mailed out.

ROOFING —

- Two homes were reroofed in March.

ROOF AND GUTTER CLEANING —

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

ROOF MOSS TREATMENT—

-Moss treatment will resume when weather permits.

COMMON AREA—

- Cleanup of the creeks and ponds is in progress.
- Two new pathway light poles with new fixtures were installed
- Two mailboxes were replaced.

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.

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](#)

No new requests.

Owners and potential owners, be sure to read the CC&Rs and Rules. We had an inquiry from a current owner who is selling her home and had a question of a potential buyer whether a dog kennel alongside the house would be permitted. The answer is no. Only two pets are permitted, and they must be on leash when outside.

Remember that when planning to make outside changes to your house, making landscape changes or planting or removing trees, an ACC Request **must be filed and approved prior to making the changes or additions**. The Committee meets on the third Tuesday of the month at 7:00 at the Club House.

Next meeting. Tuesday, April 21 at 7:00 pm

City of Vancouver Rental Registration Program

Who must register

If you own residential rental property in Vancouver city limits (including single-family homes, duplexes, apartments, and ADUs), you are required to register each rental unit annually with the City. Properties located outside city limits are not subject to this program.

Timing and cost

Registration is required annually beginning January 1, 2026. If you register your units by March 31, 2026, the registration fee is waived through January 1, 2027. Registrations submitted after March 31, 2026 are subject to a \$30 per-unit fee.

How to register

Registration is completed online through the City's Rental Registration Portal. A valid email address is required, but you do not need to create a password. Before registering, the City recommends confirming that your property is within Vancouver city limits using its online address lookup tool.

<https://www.cityofvancouver.us/economic-prosperity-and-housing/rental-registration-program/>



COMMUNITY COFFEE
SATURDAY, April 11, 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 Coffee: May 9, 2026

Fircrest Neighborhood Annual Spring Cleanup

Saturday, May 2, 2026

8 am– 2 pm

Evergreen Public Schools Headquarters
 13413 NE Leroy Haagen Memorial Drive

Free Event

Details available at : tinyurl.com/2026clean-up

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

April 2026

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

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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
 KELLERWILLIAMS.



Rogue Exteriors
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 Moss Treatment

503.298.9801
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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

