



March 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, March 24, 2026, 6:30 pm
in the Pinebrook Clubhouse



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

Underpayments will be charged a late fee.



President's Corner

By John M. Lovejoy - President, Board of Directors

Greetings fellow Pinebrook owners and/or residents!

We had our 2026 Annual Meeting the second week of February last month. During the meeting the members voted in Beth Barber and Tim Olsen as returning directors. The members also approved the proposed 2026 Annual Budget and approved completing a Financial Compilation for tax year 2025 in lieu of an audit. The Open Forum was moved up on the agenda to allow anyone to speak before any votes were cast.

Mary Dowell addressed the audience encouraging an audit each year to minimize the chance of fraud. John Lovejoy explained the Pinebrook 2022 audit cost \$10,800 and the 2023 and 2024 Financial Compilations cost \$3,500 each. He also showed the invoices verifying those amounts in his possession. Mary stated that her general research revealed that audits cost \$4,000, but she didn't provide any specifics as to where the numbers came from or the geographic location for the area that the audit or audits covered.

The vote was taken and the Budget passed 41 yea to 0 nay, and the Financial Compilation passed 40 yea to 1 nay. Thanks to all owners who were able to attend the meeting or submit a proxy.

The Board also had its regular monthly meeting the 4th Tuesday of February, and the Directors voted in as officers John Lovejoy as President, Garrett Wolverton as Vice President, Stephen Nash as Treasurer, and Tim Olsen as Secretary. They will serve in their positions until February of 2027.

Anyone needing their shrubs trimmed back should contact Pinebrook's Maintenance Supervisor, Ozzie at the Clubhouse (Mon-Thurs) or leave a message at 360-726-9535. and he will get it scheduled for your lot.

Have a safe and prosperous remaining 2026!

Maintenance Supervisor Report

By Blaine (Ozzie) Ohswaldt

FEBRUARY 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 will be mailed soon.

ROOFING —

- One home was reroofed and one home is in progress in February.

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.
- Nine new pathway light poles with new fixtures are scheduled
- Two new mailboxes are on order and will be 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](#)

There were two new requests that were approved. (1) Installation of folding assist handle from back door to patio. (2) Pergola, Propane BBQ and propane table on back deck.

Denied was a request to plant two trees in front lawn, which would have been in addition to two that had been added with prior approval. Reason for denial was that there would be too many trees which affects the maintenance of the yard and the trees. According to *Board Resolution 2019-1, GUIDELINES FOR ACC & MAINTENANCE SUPERVISOR – Care and Maintenance of Pinebrook Trees, B. Pinebrook Homeowner’s Association is responsible for maintenance of trees on private lots...*

There were no completions of projects that had been previously approved.

We are still awaiting plans, permits, etc. from a homeowner who is planning to extend their house further onto their lot. We are also awaiting plans for side door to garage from another homeowner.

We have noticed a number of signs on various lots which may incur violation notices. **Refer to CC&R’s Article X, Section 8** -- *No signs of any kind, except public notice by a political division of the State or as required by law, shall be erected, posted, or displayed on any building site or portion of this subdivision whatsoever; provided, however, that any builder may erect and display signs during the period he is building and selling property in said subdivision, and that any owner wishing to sell his home may place one sign not larger than four hundred (400) square inches advertising the property for rent or sale. AND Rules ARTICLE VIII, SECTION 1. 5. “Only signs or posters of public notices, temporary political sign, and signs for sale or rent are permitted, as provided by Article X, Section 8 of the CC&Rs. Temporary political signs may be posted no earlier than 30 days prior to a general election and must be removed within 15 days after the election day. All signs must not exceed four hundred (400) square inches and must not be placed to impede the ground crew activities.*

Next Meeting March 17 at 7:00 pm



COMMUNITY COFFEE
SATURDAY, March 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 Coffee: April 11, 2026

PINEBROOK LIBRARY

**Did you know Pinebrook has a lending library in the clubhouse
with over 300 volumes?**

hardback and paperback; fiction and non-fiction; humor, mystery, romance, crafts, cooking, travel

The library is available to all owners and residents on an honor system. Stop by the clubhouse during office hours, Monday and Tuesday from 10:00 am—1:00 pm and to pick up your next read.

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

March 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8 <i>Daylight Savings Time Begins</i> 	9	10	11	12	13	14 <i>Coffee/Social 10:00 am—noon</i> 
15	16	17 <i>St Patrick's Day</i>  <i>ACC Meeting 7:00 pm Clubhouse</i>	18	19	20 <i>First Day of Spring</i> 	21
22	23	24 <i>Board Meeting 6:30 pm Clubhouse</i>	25	26	27	28
29	30	31				

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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
Window Cleaning
 Power Washing - Gutter Cleaning
 Moss Treatment
503.298.9801
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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

