



August 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

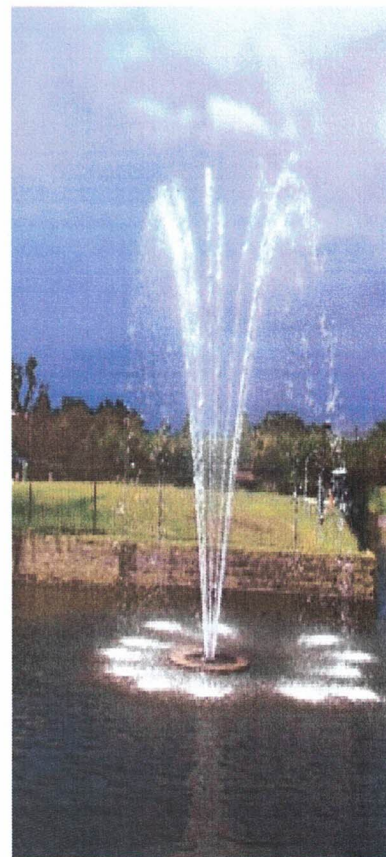
Ozzie Ohswaldt - 9:00 am - 2:00 pm Monday - Thursday
Cameron VonLetkemann — same hours as Ozzie

Office Assistant

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

Future HOA Meetings

Regular Board Meeting, Tuesday, August 25, 2026, 6:30 pm
in the Pinebrook Clubhouse



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President's Corner

By John M. Lovejoy - President, Board of Directors

Dear Pinebrook Homeowners and Residents,

We hope everyone is enjoying the summer. We would like to take this opportunity to provide an update on several important matters affecting our Pinebrook community and to introduce our new Office Assistant.

Welcome, Amanda!

It has been a few months since Colleen retired from her position as our Office Assistant. We are pleased to announce that Amanda Clairmont Perez has joined the Pinebrook team in this role.

Amanda's first day was July 28, which was also the date of our July Board meeting. We are very happy to welcome Amanda to Pinebrook and look forward to working with her as we bring our administrative records, communications, and other office responsibilities up to date.

Well Pump Replacement

One of the most significant recent developments has been the failure of our well pump after approximately 16 years of service.

The well pump provides fresh water to our pond system, and without it, the water levels in the two out-er ponds have dropped significantly.

Unfortunately, the cost of replacing the pump is considerably higher than anticipated. The current estimate is approximately \$33,650, compared with approximately \$13,800 projected in our most recent Reserve Study. The original pump cost approximately \$12,000 when it was installed 16 years ago. Fortunately, Pinebrook has sufficient funds available to cover this unexpected expense. However, the substantial increase in cost will likely affect our anticipated expenses and financial planning over the next several years.

Vandalism and Illegal Dumping.

We are also dealing with a serious and ongoing concern involving vandalism and illegal dumping in our pond and creek areas.

Recently, approximately 4 to 5 grocery bags filled with trash, shredded textbooks, and other debris were dumped into the West Pond. Removing the debris has already required hundreds of dollars in equipment rental and cleanup expenses, and the overall cost of the damage could ultimately reach thousands of dollars.

These incidents are more than simply an inconvenience. They create significant financial costs for our community and threaten the continued operation of our creek and pond system. If this type of vandalism continues, the Board may eventually have to consider whether we can afford to maintain the system.



President's Corner

By John M. Lovejoy - President, Board of Directors

How Residents Can Help

We are asking all Pinebrook homeowners and residents to help us protect our community.

If you see anyone carrying large amounts of material toward the ponds or creek, dumping items, or otherwise engaging in suspicious activity in these areas, please contact law enforcement immediately by calling 911 when appropriate. Please do not confront or approach anyone you suspect of vandalism or illegal dumping. Your safety is our priority. Instead, provide law enforcement with as much information as you safely can, including the location, description of the individuals involved, and any vehicle information.

With everyone's help, we hope to prevent additional damage, protect our community amenities, and hold those responsible accountable for the costs associated with their actions.

Reminder: Monthly Due Increase

Back in April, the monthly Pinebrook dues increased by \$6.50, bringing the new monthly assessment to \$248.50.

We have noticed that some owners are still submitting payments at the previous dues rate. If you are currently paying the old rate or have an outstanding balance, please update your monthly payment to the new \$248.50 amount and bring your account current as soon as possible. Please, also remember that the minimum monthly payment of \$248.50 must be received by the Pinebrook office by the 15th of each month. A \$45 late fee will be assessed when the minimum monthly amount is not received by the 15th. This requirement has been in effect since April. Notices will be sent to owners whose accounts do not reflect the required minimum payment.

We appreciate everyone's attention to this matter and thank you for helping keep Pinebrook's accounts current and our community financially strong.

Looking Ahead

We appreciate the patience and cooperation of our Pinebrook residents as we work through these unexpected challenges.

Our Board and office staff remain committed to maintaining our community, protecting Pinebrook's financial resources, and keeping homeowners informed. With Amanda joining our team, we look forward to improving our communication and making progress on administrative matters that have fallen behind over the past few months.

Thank you to everyone who continues to contribute to making Pinebrook a safe, welcoming, and well-maintained community.

Maintenance Supervisor Report

By Blaine (Ozzie) Ohswaldt

July 28, 2026

GROUNDKEEPING—

-The grounds keepers are blowing, removing debris, clean up of the common area, and trimming bushes.

TREE WORK —

-The first list of tree work is completed. A new list is in progress.

PAINTING —

-Two homes were painted in July. Two are being prepped this week.

ROOFING —

- Roofing is completed for the year.

ROOF AND GUTTER CLEANING —

-The second roof and gutter cleaning is in progress.

ROOF MOSS TREATMENT—

-Moss treatment is in progress as time permits.

COMMON AREA—

-Cleanup of the creeks and the ponds is in progress. The well pump went out after 16 years of service. The figure to replace the pump, pipe, wire, labor, and sales tax is \$33,650.38. The new pump could be back running next week. The ponds are drying up and because the water will start drying.

-This is a **Reserve study Item**.

RV PARKING LOT —

-At this time there are 6 non electrical and 11 electrical spaces available. The RV lot replacement of the chain link fencing project is in progress. The ivy on the outside of the fence is being removed. The Goat Lady is scheduled for the August 19th to clean up the inside of the fence.



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 four new requests that were approved -- Replacement of existing driveway, extension of patio and extension to house, pavers in back yard planting bed, extensive landscaping in current planting bed which includes Japanese Maple.

There was one completion – new driveway.

We have noticed the addition of window air conditioners to a couple houses. ACC has not received ACC Requests and do not appear to meet the installation requirements. Specs follow.

WINDOW AND WALL MOUNTED AIR CONDITIONER INSTALLATION SPECIFICATIONS

1. All installations must be approved by the ACC including location. Any air conditioners installation without ACC approval are subject to removal by the homeowner and or fines.
2. Renters must have the written approval of the homeowner prior to installation.
3. No ground supports are to be used for any installation of a window air conditioner.
4. Standard manufacture installation kits are required for window installations. Acrylic inserts can be used in place of factory installation kits when such kits are not available.
5. The color of window mounts must be a factory neutral color that blends with the house body and trim color. Permanent wall mounts must be painted to match the house color, or the factory color and approved by the ACC.

The Architectural Control Committee (ACC) meets the third Tuesday of the month at 7:00 at the Club House. Visitors are welcome.

Next meeting. Tuesday, August 18 at 7:00 pm



COMMUNITY COFFEE
SATURDAY, September 12, 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: October 10, 2026

**IF YOU SEE
SOMETHING,
SAY SOMETHING.**



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

August 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5	6	7	8
9	10	11	12 Garrett: Ukulele Practice @2:00pm	13	14	15
16	17	18 ACC	19	20	21	22
23	24	25 Board Meeting From 3:00- 8:00pm	26	27	28	29
30	31					

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Your neighborhood is full of Federal Pacific Electrical panels which are considered to be a fire hazard? If you search this brand of panel, you can read for yourself and make an informed decision. When you go to sell your home, this panel will be in the inspection report to be changed.

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Lic # Crown 848JK

crownelectric240@yahoo.com



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Moss Treatment

503.298.9801

Licensed & Insured

15% Off First Cleaning

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

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

