



September 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, September 22, 2026,
6:30 pm in the Pinebrook Clubhouse



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President's Corner

By John M. Lovejoy - President, Board of Directors

Greetings fellow owners and residents,

The Pinebrook office has been involved in an issue or two that has had a negative impact on our part-time staff. Apparently one or two people have voiced complaints on receiving rules violation notices. Normally there is nothing wrong with voicing a complaint, but when the person making the call starts becoming verbally abusive towards the person answering the call, then that's a step too far. I've instructed our staff that it's OK to let unknown calls go to voicemail.

On a financial note, a check that was mailed to one of our vendors was stolen, then fraudulently duplicated in the name of a third party, and successfully cashed. A week or two later 11 checks made out to other persons unknown were also presented for payment against the same account, so the account was closed and a new account opened. Pinebrook will not lose any money over these fraudulent checks. More details will be provided upon request.

Many of you are aware of Pinebrook's well pump breaking down. Several attempts have been made to get the pump up and running, but so far have not been successful. We are still working on it. We also paid to have 3000 gallons of water added to the West Pond as a short term measure. The well pump will need to be up and running in order to get our ponds refilled and then the underground sprinkler system working after that.

That is all for now,

John Lovejoy

Maintenance Supervisor Report

By Blaine (Ozzie) Ohswaldt

August 25, 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—

-Five home had mass brushed off and removed.

COMMON AREA—

-Clean up of the creeks and the ponds is in progress. The well pump went out after 16 years of service. See attached letter. The last of the old pathway posts were replaced and new heads are being installed. Additional pond clean up due to vandalism.

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 Goat Lady will be bringing in the goats on Wednesday to clean up the inside. The ivy on the outside of the fence will be spraed and removed.



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

Voice Article
September 2026

By Sharon Marble

There were three new requests that were approved – Removal of large oak tree, house color using previous color that is not in current book, placing pavers along house in planting bed.

Two Requests have expired because projects were not started within time required. They have the option of resubmitting an ACC Request.

A reminder about ACC Requests.

1. If you should make any change with material or design in your project, you MUST STOP WORK and submit a NEW application for approval.
2. If the project is not started within six months from date of request, a new request must be submitted. The project must be completed within ten months from the start date.” 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, September 15 at 7:00 pm

COMMUNITY COFFEE
SATURDAY, October 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 Coffee: October 10, 2026

SONG CIRCLE
SATURDAY, October 24, 2026
12:30 AM - 4:00 PM
Share acoustic tunes,
Traditional Ballads and Sing-a-long's.



Bring your Guitar, your Voice and yourself to the Song Circle.

Everyone gets a chance to pick a song, sing a song, teach a song or just hum along.

Song Books Provided.

Contact: Yvonne @360-450-7849

VOLUNTEERS WANTED!!

We're looking for motivated members to join our rules committee!!

Come to Our Board Meeting September 22,2026.

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

September 2026

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

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

Lic. # Crown948JK



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

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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

