



October 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 Hours

Effective Immediately, there will No longer be regular "Open Office" hours.

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,

It took awhile, but after several weeks of being down, our contractor for the well pump, Mather and Sons, was able to get the pump up and running. After a couple of weeks of filling the ponds we will get the Pinebrook sprinkler system up and running.

Over the next few weeks we will be working on several administrative matters to include a potential dues increase and putting together the Pinebrook budget for 2027. We will be scheduling one or two special meetings to work these matters. The special meetings will be posted on the board in front of the clubhouse. If you desire to attend any of the sessions but don't see anything posted please call the office to get the information or get added to a list with your contact information so you can be contacted when the information becomes available.

That is all for now,

John Lovejoy

**Notice to all Homeowners
September 30, 2026**

Please be advised that, effective immediately, Pinebrook is temporarily revising its regular “open office” hours on Fridays. Mon and Tues hours remain the same, but Friday will be by appointment only. Call in advance, preferably on Friday, and leave a message on the office voice mail requesting an appointment on Friday with a call back number.

All homeowner issues and concerns should be submitted by email to the Pinebrook email address pinebrookh@gmail.com These concerns will be reviewed by a Board member and addressed at the future Board meeting as appropriate.

Board meetings are open to all homeowners and are held on the fourth Tuesday of each month for approximately 6:30pm to 8:00pm at the clubhouse. All homeowners are encouraged to attend whether or not they have a personal matter to discuss.

Fall Leaf Cleanup

You are cordially invited to participate in a volunteer fall leaf cleanup. Help is needed to remove leaves from the streams between the ponds.

Tentative plans are for volunteers to clean the teams a couple of times during October and November, and again in December as needed.

Please come to the October 10th Coffee time at the clubhouse, from 10am to noon, when the final cleanup dates will be discussed.

Thank you in advance for your participation and attendance.

Respectfully,

Joe Edwards Director/ Board Member /On behalf of the Board



Maintenance Supervisor Report

By Blaine (Ozzie) Ohswaldt

September 22, 2026

GROUNDKEEPING—

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

TREE WORK —

-The new list of tree work is in progress

PAINTING —

-One home was painted in September. Three are being prepped.

ROOFING —

- Roofing is completed for the year.

ROOF AND GUTTER CLEANING —

-The third roof and gutter cleaning is in progress.

ROOF MOSS TREATMENT—

-Seven homes had moss brushed off and removed.

COMMON AREA—

-Clean up of the creeks and the ponds is in progress. The well pump was replaced. A rotted bridge board was replaced. Goats were brought in to clean up ivy in the common area.

RV PARKING LOT —

-At this time there are 5 non electrical and 11 electrical spaces available. The RV lot replacement of the chain link fencing project is on hold. The outside of the fence will be sprayed and removed. The goats did a good job of cleaning up the ivy, blackberry and other vegetation on the inside.



Never Fear, Ozzie's Here

Maintenance Supervisor Corner

During the September 22, 2026 board meeting several homeowners expressed a concern of the moss on their roof not getting taken care of. I would like to apologize for all the other priority issues, main pump failure, vandalism of the ponds, and weather conditions that come up, there was little time for two people to do moss treatment and removal. We are making an effort to get as many roofs cleaned of moss before the heavy rains come. I am also looking into getting physical moss removal along with the roof and gutter cleaning next year. Thank you for your patience and understanding.

-Pinebrook Maintenance Staff.

ACC Committee Report By Sharon Marble, Chair

Voice Article

October 2026

By Sharon Marble

There were three new requests that were approved – new driveway, new windows, and driveway repair-concrete restoration on existing driveway.

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

The Architectural Control Committee (ACC) meets on the third Tuesday of the month at 7:00 at the Club House. Visitors are welcome. If homeowners have an extensive ACC request, they are encouraged to attend the meeting to present their request and answer any questions the committee may have. Requests should be submitted through the office, so the Maintenance Supervisor can sign off on them before submitting them to ACC.

Next meeting. Tuesday, October 20th 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 October 27, 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

October 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10 <i>Coffee Hour</i> 10:00am- 12:00pm
11	12	13	14	15	16 <i>Clube House</i> <i>Reserved</i> @4:00pm	17 <i>Club House</i> <i>Reserved</i> @4:00pm
18	19	20 <i>ACC MTG at</i> 7:00pm	21	22	23	24 <i>Yvonne</i> 12:30-4pm <i>Folk Music</i>
25	26	27 <i>Board Meeting</i> 6:30-8:00pm	28 <i>Garrett</i> <i>Ukulele Group</i> 2:00pm	29	30	31

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 crownelectric240@yahoo.com

Lic. # Crown*848JK



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

