

Pinebrook HOA e-Newsletter

Year: 2024, Month: Apr., Issue: #5b

In this newsletter, you will be kept up-to-date with what is happening in your HOA. At the end of this newsletter, you will find contact information that will allow you to contact the HOA Board directly if you have any thoughts to share, or questions to ask.

Free Yard & Common Area Debris Collection

The Pinebrook HOA has been re-recognized as a Firewise Community for 2024. This recognition comes with an ongoing requirement to remove fire fuels year-after-year. **The HOA now has a 20' yard debris container placed in the common area on the north of Pinebrook**, between Hitching Post & Trailblazer (same place as last year). We will swap out containers as they become full. Please help us fill up the containers with yard debris from your property & the common area adjacent to your property. These containers are the result of a grant awarded to us by Deschutes County (no charge to our HOA). Also, please do not use the driveway of the new house to the east to access the container.

FireFree days (no charge to dump yard debris) at Knott Landfill will run from May 3rd – May 12th this year, if you would like to drop off your yard debris yourself.

If you don't have one already, please consider renting a yard debris bin from Cascade Disposal through September (the approximate end of fire season).

More on Dead Trees

Some residents have dead trees on their property – please cut them down by the end of May.

New Weed Taking Over Central Oregon (& our HOA property)

Besides the primary scourge of our HOA & much of the world (Cheatgrass), we have a new weed in town - it's called Bur Chervil (the smaller cousin of Wild Chervil). Info on it can be found at:

<https://extension.wsu.edu/whitman/2013/11/bur-chervil-wild-chervil/>

Please help us keep it under control. For those who don't want to use a herbicide on it, or other toxic/non-native/invasive weeds, a safe alternative is 30% vinegar.

Bur Chervil



Common Area Encroachment

There are still a few instances of residents encroaching upon common area with vehicles & more. Please move them back onto your own property. Thank you.

Planned External Changes to your Home

A reminder: as per the CC&Rs, any architectural changes or modifications, as well as a re-painting of your home, requires approval from the HOA Board, to maintain consistency & harmony of our neighborhood. Please file your request with the Board through the website BEFORE doing the work. A copy of the CC&Rs can be found on the website.

Fire Threat from the East

More work was done last fall in the SE common area to reduce the threat of a fire coming in from the land east of our HOA, south of Pinebrook. More dead trees will be cut down in that area this spring. Many residents have expressed concern regarding the homeless people camping on the land east of our common area & the fires that they make getting out of control. The landowner of the land east of our common area has given the Board members the authority to call the Bend Police Dept. & ask them to ask the homeless people to move on. The City of Bend passed a law requiring that a call be made to the Police Dept. for EACH incidence of 'squatting'. So, if you notice people camping on that land, especially if they have a fire burning, please notify the Board via E-mail (address below) immediately.

Missing Resident E-mail addresses

We have approximately 90% of residents/homeowners E-mail addresses. We would like to get to 100% of those who use E-mail. If you know of anybody who did not receive this newsletter via E-mail, please ask them to send a message to pinebrookbend@gmail.com and we will get them on the list. This E-mail address can also be used to contact the Board regarding anything else that you might want to discuss/report/question or comment on. For detailed information on the HOA itself, please visit: www.pinebrookbend.com