

Pinebrook HOA e-Newsletter

Year: 2025, Month: Apr., Issue: #8

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.

Vote on the potential sale of HOA Common Area Land to BP&R

The electronic ballot with the question of whether the HOA should sell ~3 acres of common area land to BP&R to build a park on, was E-mailed out on Monday, the 28th, at noon. If you haven't received it yet, please check your 'spam' folder. If you still can't find it, please request that it be E-mailed again. If you would prefer a physical ballot, please let Terrie Harris know (the HOA bookkeeper) at 541-388-1573. The voting window closes on May 5th at 4pm.

Barking dogs

Many residents have dogs. Some of those dogs bark a little and some bark a lot. When one dog starts barking, it starts a chain reaction; the neighbor's dog(s) starts barking, then the neighbor's neighbor's dog(s) starts barking and so on. Dogs will be dogs and hence they will bark, at least a little. In the interest of the consideration of your neighbor (especially those who don't have dogs) and the serenity of the HOA, please restrain your dog from barking excessively.

FireFree dates and the Oregon Fire Code

FireFree days run from May 2nd to May 11th. Please take advantage of this county funded opportunity to rid our HOA of unnecessary fire fuels. For more information on the event:

<https://www.deschutes.org/solidwaste/page/2025-spring-fire-free-knott-landfill> and
<https://www.deschutes.org/forester/page/county-offering-free-yard-debris-disposal-ahead-wildfire-season>

For more information on the Oregon Fire Code, which has been adopted by the City of Bend:

<https://www.oregon.gov/osfm/fire-service-partners/pages/oregon-fire-code.aspx> and
<https://www.oregon.gov/osfm/wildfire/Pages/defensiblespace.aspx>

Yard Debris Bins for fire fuel collection

HOA homeowner and resident Seth Steele will be supplying a 15' bin for fire fuels and yard debris collection this season, during the FireFree days. This service will be paid for by the HOA this year. Please do not overfill the bin.

Dead and Dying Trees

Last year was the hottest, and possibly the driest, year on record. This year probably won't be much different. This means that trees that have barely survived in previous years, will be dying soon, unless they receive supplemental water. If you see your trees turning brown, especially later in the summer, water them or they will die. If they die, you will be required by the HOA and the City of Bend to cut them down. There are ~5 trees in the HOA right now, on private property that will need to come down before 'fire season' starts (approximately the end of May). If you know that a tree of yours needs to come down, FireFree Days might be a good way to save money on its disposal. Please do not cut down healthy trees without first seeking HOA Board approval.

Planned External Changes to your Home

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

Missing Resident E-mail Addresses

We have at least one E-mail address for all of the residents/homeowners who use E-mail. A few E-mail addresses that we have on file may have been changed recently. Please keep us up-to-date with your new E-mail address when and if you acquire one. 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 above 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