

# **Pinebrook HOA e-Newsletter**

Year: 2025, Month: December, Issue: #12

## **On-line Dues Payment Method Status**

After multiple problems trying to setup an online payment system in October, we were finally able to get a system in place in November. For this reason, we will not charge a penalty for October or November. We will not charge a late fee for December as long as you pay your dues by December 31<sup>st</sup>. Note increase in late fee penalty below. As stated previously, we would still request that you mail a check to: Pinebrook HOA, 60366 Arnold Market Rd., Bend, OR 97702. If you need to pay by credit card, please E-mail Candice at: [candice@localledgers.com](mailto:candice@localledgers.com) and she will E-mail you back an Intuit payment link.

## **Change in Late Fee Percentage/Penalty**

As discussed earlier this year, the cost of sending out late fee notices greatly exceeds the 1% fee that has been in place, meaning that the rest of the HOA residents have to pay for the additional 1.5% cost to mail late fees statements to those who are delinquent. The Pinebrook HOA Board voted unanimously to increase the late fee to 2.5% to fully cover the cost, beginning December 1, 2025.

## **City of Bend Signs on the East Side of our HOA**

Bend Park & Rec paid for the surveying necessary to break up the SE common area partition into a 2-parcel partition; one for the BP&R park & the remaining land belonging to the HOA. We are still waiting for the City of Bend to approve the work that the surveyors did. The signs posted at the ends of the common area in question are just a notice that the City is working on that approval process.

## **Reminder from your HOA Board Members**

We frequently get complaints or queries regarding issues that have already been covered (sometimes many times) via meetings (Annual & BP&R) or e-Newsletters. Summaries of this information can be found on the website: [www.pinebrookbend.com](http://www.pinebrookbend.com) Also, everyone should have a copy of the HOA documents; if you don't, please E-mail [pinebrookbend@gmail.com](mailto:pinebrookbend@gmail.com) & we will supply you with a .pdf copy. If you have a concern about HOA business, please review recent business/news via the sources above before submitting your concern.