

Pinebrook HOA e-Newsletter

Year: 2025, Month: July, Issue: #9

Status of the Sale of the HOA Common Area land to BP&R

The sale of our HOA common area to BP&R passed by a margin of 93% in favor to 7% against, with only one resident failing to vote either way (which by default counts as a 'No' vote).

Rod Jacobson signed the sale documents on May 21, 2025. There is a long list of deadlines in the transaction timeline, the main one being the 120 calendar day due diligence period (September 18, 2025). If we clear this, then the deal is almost certain to go through.

Fire Season is Here

Although our HOA lots are larger than the average lot in Bend, they are still small enough that we are all reliant on our neighbors to keep their property as fire safe as possible so as not to put the rest of us at risk. We are down to one dead tree remaining in our HOA that needs to be dropped. Much debris was removed during FireFree days, however there is still more that could go. The cleaning up & cheat grass/wheat whacking in our common areas was just finished. For those with their yards full of cheat grass, please remove it; it is a fire threat & the seed will spread around the neighborhood to all of your adjacent neighbors' yards. Please fill up your yard debris bin every other week to further reduce everyone's risk.

For more information on fire in Central Oregon: <https://centraloregonfire.org/>

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. Please do not cut down healthy trees without first seeking HOA Board approval.

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; your dog(s) starts barking, then the neighbor's dog(s) starts barking and so on. Dogs will be dogs and hence they will bark, at least a little. In

consideration of your neighbor (especially those who don't have dogs) and the serenity of the HOA, please keep your dog from barking excessively.

Questions or Comments

The E-mail address pinebrookbend@gmail.com can be used to contact the Board regarding anything that you might want to discuss/report/question or comment on. For detailed information on the HOA itself, please visit: www.pinebrookbend.com