

# **Pinebrook HOA e-Newsletter**

Year: 2024, Month: Oct., Issue: #6

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 work done by contractors & some of our HOA residents made a BIG dent in fire fuels in our HOA once again this year. The yard debris containers that our HOA was awarded through a county grant helped greatly as well (~140 cubic yards of debris removed). Thank you to all who pitched in to help & especially to those who cleaned up their adjacent common area. Just in: our HOA has just been awarded another \$2500 (for a total of \$8500 over the last 3 years) by the Deschutes County 2024 Fall Fuel Reduction Grant, which must be used by June 30, 2025.

## **2024 Annual Meeting**

This year's Annual Meeting will be held virtually on October 23<sup>rd</sup> (Wednesday) at 7pm via Zoom:

<https://us04web.zoom.us/j/77191588626?pwd=GG8WistcZys2maX33OonfABuuXDP6t.1>

If the meeting lasts longer than 40 minutes and you get knocked off, just re-click on the original link to restart/continue the meeting. Please attend if you can.

## **Curb-side Pickup Program of 2022**

Residents on the east side of our HOA: The Curb-side Pickup Program of 2022 was a 1-time thing – it is over. Please do not dump your yard debris along the gravel road, east of your home, as it will NOT be picked up. Please deposit it in a yard debris container, or 'roll-off' (if we are able to get another grant next year, for that purpose), a yard debris bin of your own, or take it directly to Knot Landfill. If you are unable to do any of the above, please contact the HOA Board for help.

## **Planned External Changes to your Home**

A reminder: as per the CC&Rs, any architectural changes or modifications, as well as the exterior repainting of your home, requires prior approval from the HOA Board to maintain consistency, unity & 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.

### **Amendment to Raise the Cost of the Late Fee to Cover Bookkeeper Costs**

The Pinebrook HOA Board will be asking for a vote of the attendees of the Annual Meeting regarding an amendment to the current HOA dues late fee of 1% per month.

The Board hereby proposes the following change to the CC&Rs: Any delinquent assessment shall bear interest at a rate of 30% per annum (2.5% per month), to cover the expenses of the bookkeeping service to send out monthly delinquent notices.

As of October 2024, the annual dues are ~\$200/yr. 2.5% of \$200 is \$5, which is what the HOA bookkeeper charges to send out each late notice. As the HOA dues go up, so too should the bookkeeper's fee as dictated by inflation. We are not looking to make money on this, just to pass the cost of mailing the late notices to those who are being sent them, as opposed to charging everybody (as it works out now @ 1%). Also, this will be an incentive for those who are just looking for a 'cheap' loan (relative to credit card debt), to pay their dues on time.

### **Missing Resident E-mail Addresses**

We have approximately 98% 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](mailto: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](http://www.pinebrookbend.com)